



TO LET

UNITS 1 TO 3, 2-3 SILVER STREET, TROWBRIDGE, WILTSHIRE, BA14 8AA

REFURBISHED SHOP UNITS WITHIN FORMER DEPARTMENT STORE

- Prominent Town Centre Location
- Attractive Period Property

LOCATION

Trowbridge is the County town and home of Wiltshire County Council, the largest employer in the town. The town grew during the industrial revolution due to its strategic position and it is still an important regional centre for employment. The current population is approximately 32,000.

Trowbridge is situated 8 miles south east of Bath on the junction of A361 and A363 and is commutable to Bristol. The shop is easy to find in the centre of the town, close to the Town Hall.

The unit is situated in a highly visible location on Silver Street close to the pedestrianised Fore Street, The Shires Shopping Centre and Town Park.

DESCRIPTION

The premises comprise three shop units to 'white box' specification to include separate shop entrances, kitchen and WCs. Further details from the letting agent.

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Colin Scragg FRICS

Partner, Commercial
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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
SHOP 1	91	980
SHOP 2	80	861
SHOP 3	80	861

LEASE TERMS

The units are available on new leases for a term of years to be agreed.

RENTAL

Unit 1 — £15,500 per annum

Unit 2 — £12,000 per annum

Unit 3 — £12,000 per annum

RATEABLE VALUE

According to the Valuation Office website, the premises are subject to reinstatement.

VAT

The rental is exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

Subject to reassessment following completion of the sub-division works.

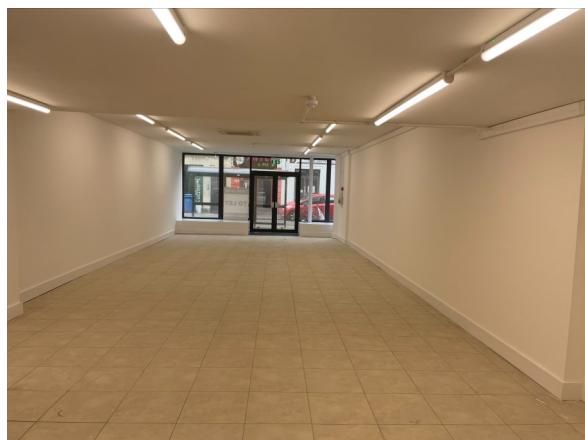
VIEWING & FURTHER INFORMATION

Strictly via sole letting agent:

Colin Scragg

Email: Colin.Scragg@carterjonas.co.uk / Direct Dial: 01225 747268 / Mobile 07974 399432 or

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT July 2024

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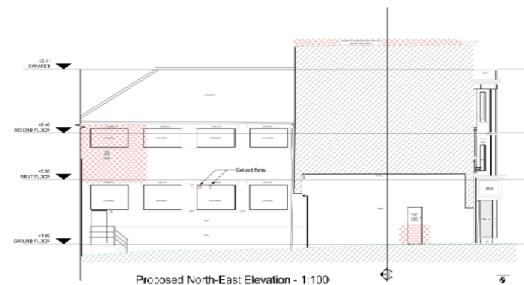
PROPOSED ELEVATIONS



Proposed North Elevation - 1:100



Proposed South-East Elevation - 1:10

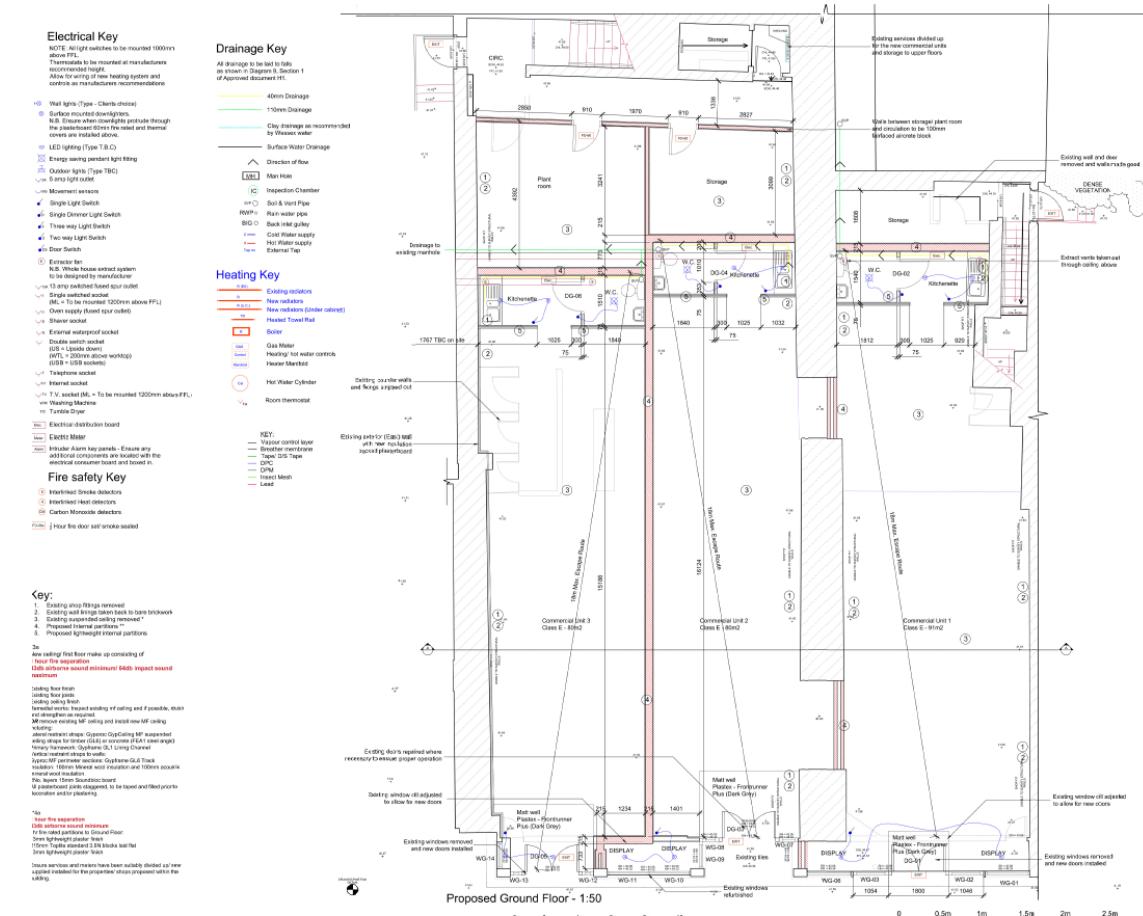


Proposed North-East Elevation - 1:100



Proposed South-West Elevation - 1:10

GROUND FLOOR PLAN



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