

UNIT 1, THE SHIRES, TROWBRIDGE, BA14 8AT

GROUND FLOOR 124.8 SQ M (1,342 SQ FT)

LOCATION

Trowbridge is the county town of Wiltshire situated 8 miles south-east of Bath and 31 miles south-west of Swindon with a town population of 43,909* and over 152,000 within a 20 minute drive time.

The Shires is an enclosed shopping centre, providing nearly 124,000 sq ft of space from 54 outlets that provides the prime shopping for the town. Situated close to the train station and bus stops, it benefits from a 1,000 space car park to the rear where **1 hour of free parking** is available.

This prominently located corner unit adjoins one of the 3 entrances to the scheme fronting Market Street immediately opposite **The Coventry Building Society** and **Mastershoe** and close to **F Hinds** and **Vodafone.** Other well -known occupiers in the centre include **Card Factory, H Samuel, One Below, Hallmark Cards, JD Sports, Waterstones** and **The Works.**

*Trowbridge (Wiltshire, South West England, United Kingdom) - Population Statistics, Charts, Map, Location, Weather and Web Information

Unit 1, The Shires Shopping Centre, Trowbridge, BA14 8AT

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Carter Jonas

LEASE
A new lease is available for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT
£25,000 per annum exclusive.

ACCOMMODATION
Ground floor 124.80 sq m (1,343 sq ft)

PLANNING
The premises benefits from a **Class E planning** consent allowing premises to be used for **retail, financial** and **professional services, cafés/restaurants, offices** or **medical,** subject to landlord's consent.

BUSINESS RATES
According to the Valuation Office website, the premises are assessed as follows:
Rateable Value: **£22,250 (from 1st April 2026)**
Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: https://www.gov.uk/find-business-rates.

SERVICE CHARGE
A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is **£14,047 + VAT** for the current year. The landlord insures the premises and re-charges the tenant where the current premium is **£729** for the year.

EPC
A certificate rated **C(70)** is available on request.

LEGAL COSTS
Each party to bear their own costs incurred in any transaction.

VAT
All figures within these terms are exclusive of VAT where applicable.

SANCTION & ANTI-MONEY LAUNDERING CHECKS
Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING AND FURTHER INFORMATION:

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Or our joint agent Rawstron Johnson 0113 450 7000

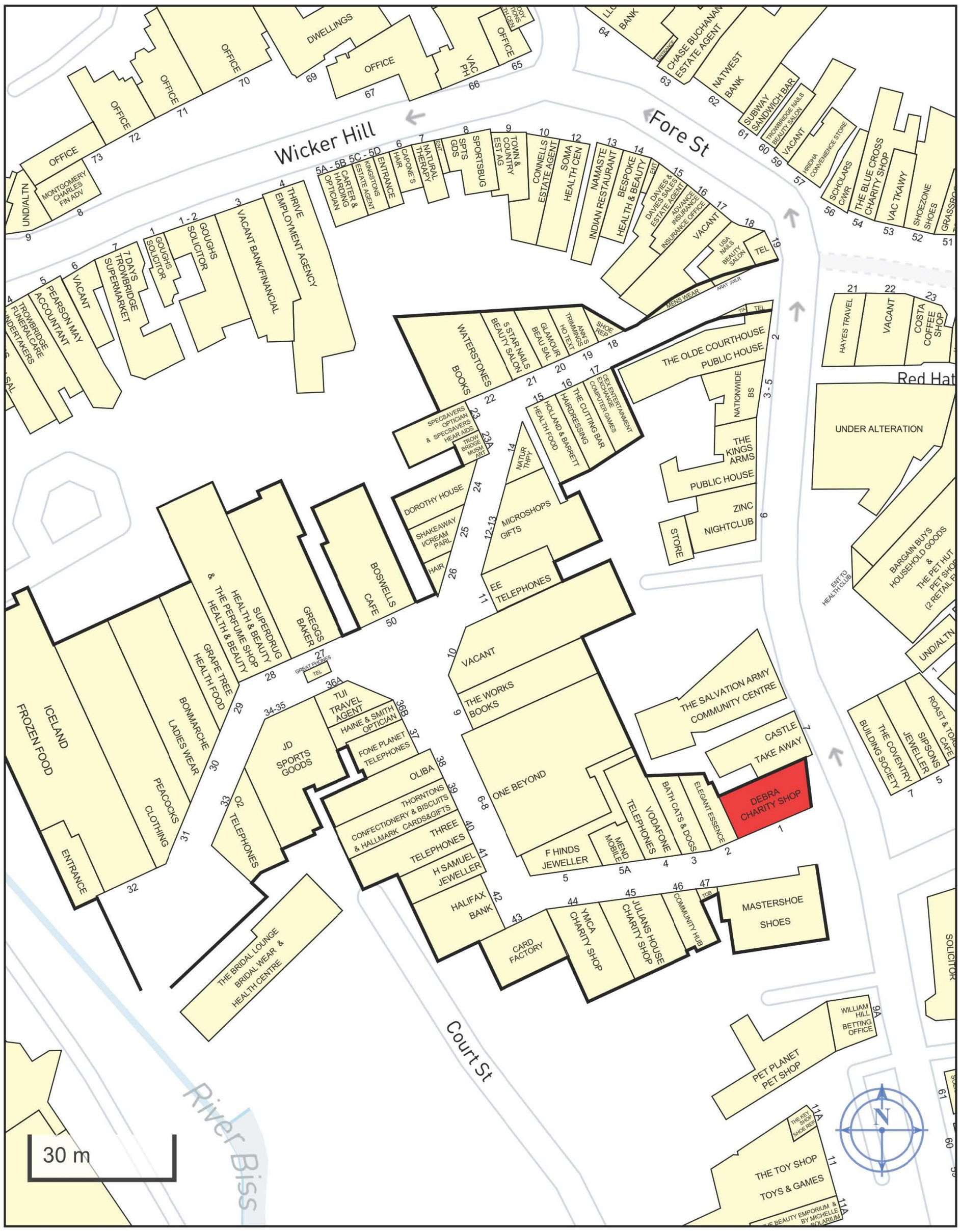
NOVEMBER 2026

SUBJECT TO CONTRACT

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 property may change without notice. Note: All plans not to scale

Trowbridge (Organisation)

Modified: 23-Nov-26 14:39:27 / Surveyed: 13-Jun-25



Ordnance Survey

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