

RETAIL

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TO LET

**UNIT 45, THE SHIRES SHOPPING CENTRE,
TROWBRIDGE, BA14 8AT**

GROUND FLOOR 156.91 m² (1,689 ft²) + FIRST FLOOR

****SUBJECT TO VACANT POSSESSION****

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 43,744* 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 56 outlets that provide 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 free parking is available.

The premises are directly opposite F Hinds and Vodafone and close to other well-known occupiers to include Card Factory, H Samuel, One Below, Hallmark Cards and The Works.

Other well-known occupiers in the scheme include JD Sports, Waterstones, Superdrug, Peacocks and Specsavers.

*https://www.citypopulation.de/en/uk/southwestengland/wiltshire/E63005385__trowbridge/

CONTACT

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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

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UNIT 45, THE SHIRES SHOPPING CENTRE, TROWBRIDGE

ACCOMMODATION

The approximate net internal floor area is:

Ground Floor:	156.91 m ²	(1,689 ft ²)
First floor:	97.36 m ²	(1,048 ft ²)

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£27,500 per annum, exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is approximately £26,825 + VAT for the current year.

The landlord insures the premises and re-charges the tenant where the current premium is £1,392 + VAT.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £35,250 (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>

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.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

C (73) with a certificate available on request.

VAT

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

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Colin Scragg colin.scragg@carterjonas.co.uk / 01225 747260 or

Stuart Williams stuart.williams@carterjonas.co.uk / 0117 922 1222 or

Our joint agents: Rawstron Johnson 0113 450 7000

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

SUBJECT TO CONTRACT AUGUST 2026

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