



**Unit 4
Meadow Court
Staverton Marina
Trowbridge
Wiltshire
BA14 8TJ**

Ground Floor 914 Sq Ft (84.93 Sq M)

- **Ground floor lock-up unit**
- **Situated in close proximity to Hilperton Marina within a popular neighbourhood**
- **On site customer parking**

LOCATION

Trowbridge is the County town of Wiltshire and located approximately 12 miles southeast of Bath and 12 miles south of Chippenham. The A361/A350 provide access to the M4 motorway approximately 17 miles to the north. The town has a mainline railway station with services to London Waterloo via Bristol Temple Meads, Bath Spa and Westbury.

The property is located on the northern outskirts of the town, approximately 1.5 miles from the town centre. This part of Staverton comprises a marina and residential estate. The property comprise 1 of 4 retail units serving this area. Other occupiers are a convenience store, dental surgery and a Chinese take-away.

DESCRIPTION

The property consists of a ground floor lock-up unit which has been configured and previously used for take away and restaurant purposes. The most recent use was that of a restaurant. The kitchen area has a tiled floor and walls, and an extraction unit has been fitted.

LEASE

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	914	84.93

RENT

Rent on Application.

AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWINGS

Viewings can be arranged by prior appointment with sole agents Carter Jonas

VAT

All prices quoted are exclusive of VAT.

EPC

A copy of the Energy Performance Certificate is available on request.

BUSINESS RATES & SERVICE CHARGES

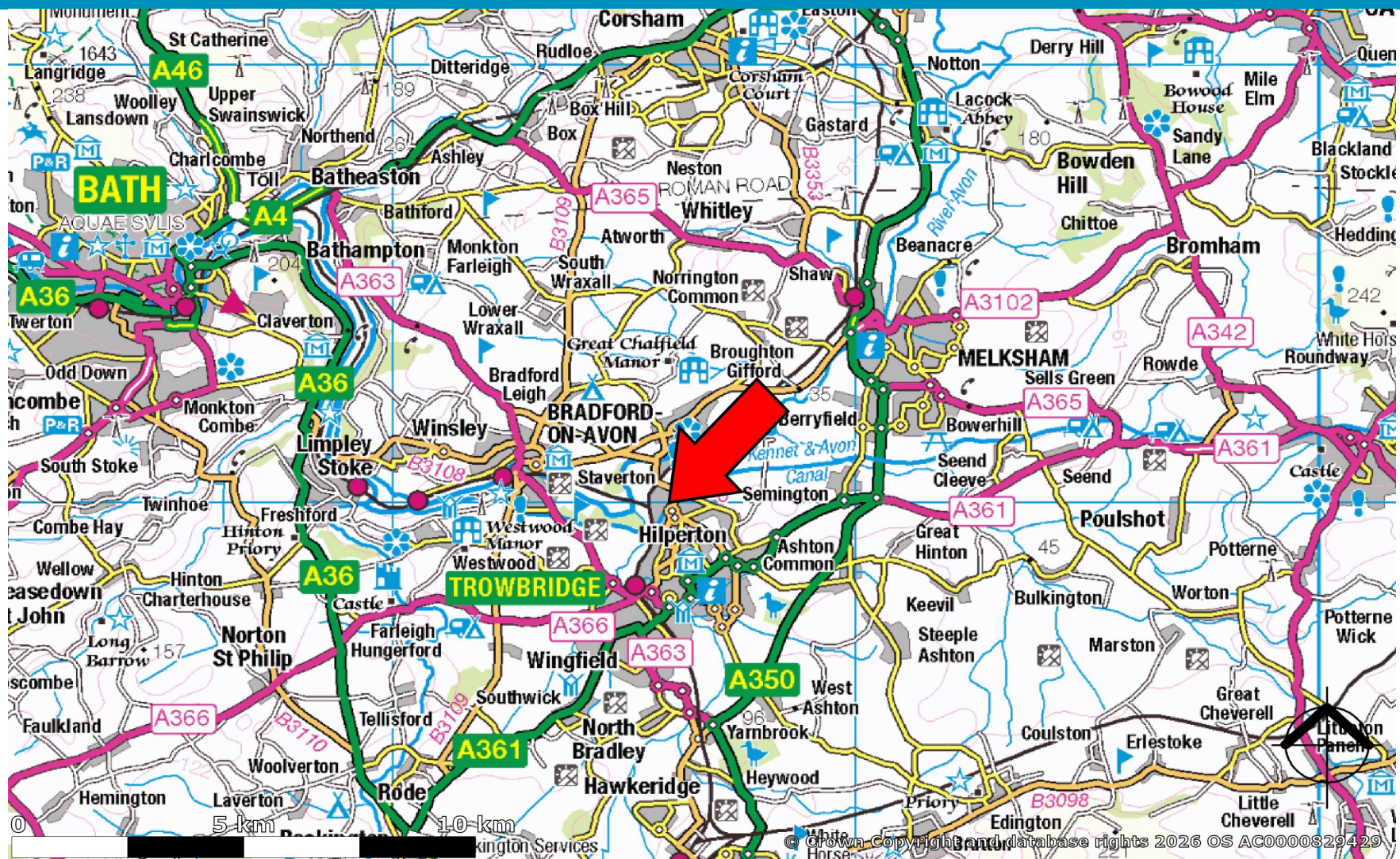
Rateable Value— £13,250

Service Charge (26/27) - TBA

This information is for guidance only. Interested parties are advised to verify figures with the local authority.







FURTHER INFORMATION

Should you require further information or wish to view please contact:

Colin Scragg MRICS

0117 922 1222 | 07974 399432
Colin.scragg@carterjonas.co.uk

IMPORTANT INFORMATION

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