

RETAIL

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TO LET

UNIT 38, THE SHIRES SHOPPING CENTRE, TROWBRIDGE, BA14 8AT

**** GROUND FLOOR - 93.20 SQ M (1,004 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 43,744* 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 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 free parking is available.

The premises immediately adjoin with Thorntons whilst opposite One Beyond and The Works. Other well-known occupiers in the scheme include JD Sports, Waterstones, Superdrug, Iceland and H Samuel.

ACCOMMODATION

The approximate net internal floor area will be:

Internal width	5.81 m	(19 ft 1)
Ground Floor:	93.0 sq m	(1,003 sq ft)

Alternatively, the whole unit could be available providing 142.14 sq m (1,530 sq ft)

LEASE

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

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

CONTACT

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IMPORTANT INFORMATION

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UNIT 38, THE SHIRES SHOPPING CENTRE, TROWBRIDGE

RENT

£20,000 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 £9,600 + VAT for the current year.

The landlord insures the premises and re-charges the tenant where the current premium is approximately £500 + VAT.

RATES

To be reassessed.

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 landlords consent.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C (62).

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

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

Colin Scragg: colin.scragg@carterjonas.co.uk / 01225 747268 or

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

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 June 2026

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