



TO LET

**12 & 13 CHURCH WALK, TROWBRIDGE,
WILTSHIRE, BA14 8DX**

2,487 SQ FT / 233.54 SQ M AVAILABLE

LOCATION

Trowbridge is the county town of Wiltshire and the property is situated in a prime location within the town centre, located 8 miles south east of Bath. The town is also 38 miles south of Gloucester and 20 miles east of Bristol. Trowbridge has a population of approximately 45,000. there are excellent high-speed rail services to London from Chippenham and Bath as well as access to the M4 motorway.

Retailing in the town is principally between Fore Street, The Shires and Castle Place Shopping Centres.

The subject premises occupy an accessible location within the centre of Trowbridge, situated close to The Shires Shopping Centre and just off the main pedestrianised Fore Street. Nearby retailers include Costa Coffee, Clarks, HSBC and Shoe Zone.

Fore Street hosts a weekly market on a Wednesday, featuring local stalls, traders and a number of specialist independent retailers.

DESCRIPTION

The property is situated within a Grade II listed three storey property at the junction of Fore Street and Church Walk. The property comprises a ground floor open plan shop/office with stairs leading to offices and welfare facilities at first floor level.

The Property are fitted out to a modern specification and benefits from air conditioning, display spotlights and period features to include exposed stonework.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor shop:	129.65 sq m	(1,395 sq ft)
First floor offices/store/kitchen/ WC:	103.86 sq m	(1,118 sq ft)

LEASE

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

RENT

£30,000 per annum, exclusive.

ALTERNATIVELY

A lease of the ground floor or first floor would be considered in isolation.

PLANNING

We understand the property has a Class E planning consent. So would be suitable for retail, office, café restaurant & some medical uses, subject to landlord consent.

RATES

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

Rateable Value: £31,250

Interested parties are advised that they make their own enquiries as to what level of rates payable will be due on the property.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (78) is available on request.

VAT

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

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Colin Scragg

colin.scragg@carterjonas.co.uk / 07974 399432 / 01225 747250 or

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

SUBJECT TO CONTRACT OCTOBER 2025

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