TO LET

Carter Jonas

Ground Floor
42 Fore Street
Trowbridge
Wiltshire
BA14 8EJ

Town Centre Retail Premises

Approximately 57.0425m² (614 ft²)

- **Prominent and Central Town Centre Location**
- **Ground Floor Retail with Ancillary Storage**
- **Fully Refurbished**

LOCATION

Trowbridge is the county town of Wiltshire and has a population of approximately 45,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles. There are also excellent high speed services to London from Westbury, Chippenham and Bath as well as Junctions 17 and 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes away.

The property is situated in a prime location in Trowbridge town centre, within the principal pedestrian priority shopping thoroughfare of Fore Street. The property is adjacent to T J Jones and directly opposite Boots Opticians and Savers. Costa Coffee, HSBC and Clarks Shoes are in close proximity.

The town has had a number of recent developments including the Shires Gateway which includes New Look, Argos and Boots: St Stephens Place which has a 7 screen Odeon Cinema, Premier Inn , together with a number of restaurants including Prezzo, Frankie & Benny's and Nandos; and most recently The Cradle Bridge Development, which includes Toby Carvery, M & S Foodhall, Subway and Greggs.

The Shires Shopping Centre the main precinct serving the town has a number of popular national retailers to include Iceland, Greggs, JD Sports, One Beyond, Waterstone's and Cardfactory.

DESCRIPTION

The shop premises are situated within a three storey shop which been comprehensively refurbished to include new shop fronts, new kitchen and WC, suspended ceiling with LED lighting and a laminate floor.

RENT

Quoting rental £16,000 per annum exclusive..

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £13,750 (from 1st April 2026)

This is an estimate only and takes no account of possible transitional adjustment or relief.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Ground Floor		
Shop	40.00	430
Store Area	3.98	43
Kitchen/Store	13.08	141
WC		
Total	57.04	614

TENURE

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

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

The property has been assessed to achieve an Energy Performance Certificate Rating of 67 (Band C).

SUBJECT TO CONTRACT

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

Colin Scragg

>Tel 01225 747268 / 07974 399432
>Email colin.scragg@carterjonas.co.uk
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas