



**7 Hackett Place
Paxcroft Mead District Centre
Trowbridge
Wiltshire
BA14 7GW**

**Ground Floor Approximately 87.88 Sq M
(946 Sq Ft)**

- **Busy Neighbourhood District Centre**
- **Modern & Prominent Shop Premises Adjacent to Tesco Express**
- **Suitable For A Variety Of Retail Uses**

LOCATION

The property comprises a lock-up shop unit forming part of the district centre serving the expanding Paxcroft Mead residential development to the east of Trowbridge. The District Centre is well established being anchored by a Tesco Express with a number of adjacent shops to include a pharmacy, take away restaurants and a hair salon. In addition to the above is a Marstons Public House, primary school and a community hall.

Trowbridge has a population of approximately 47,000 and is well located for access to nearby towns, with Bradford on Avon (3 miles), Westbury (5 miles), Melksham (6 miles), Chippenham (12 miles) and Bath (12 miles). There are high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway at Chippenham and Bath respectively being less than 25 minutes' away.

DESCRIPTION

The property comprises a ground floor retail unit offering the following:

- Fully glazed shopfront
- Ceiling height 4.21 m
- Gas fired central heating
- Secure rear service yard
- Free customer parking to the front of the Property

ACCOMMODATION

Net Internal Area	Sq Ft	Sq M
Ground Floor	946	87.88

RENT

£19,000 per annum exclusive.

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

This building has an Energy Performance Certificate of B (49)

BUSINESS RATES & SERVICE CHARGES

Rateable Value £20,500

Interested parties should make their own enquiries to determine the Rates Payable.

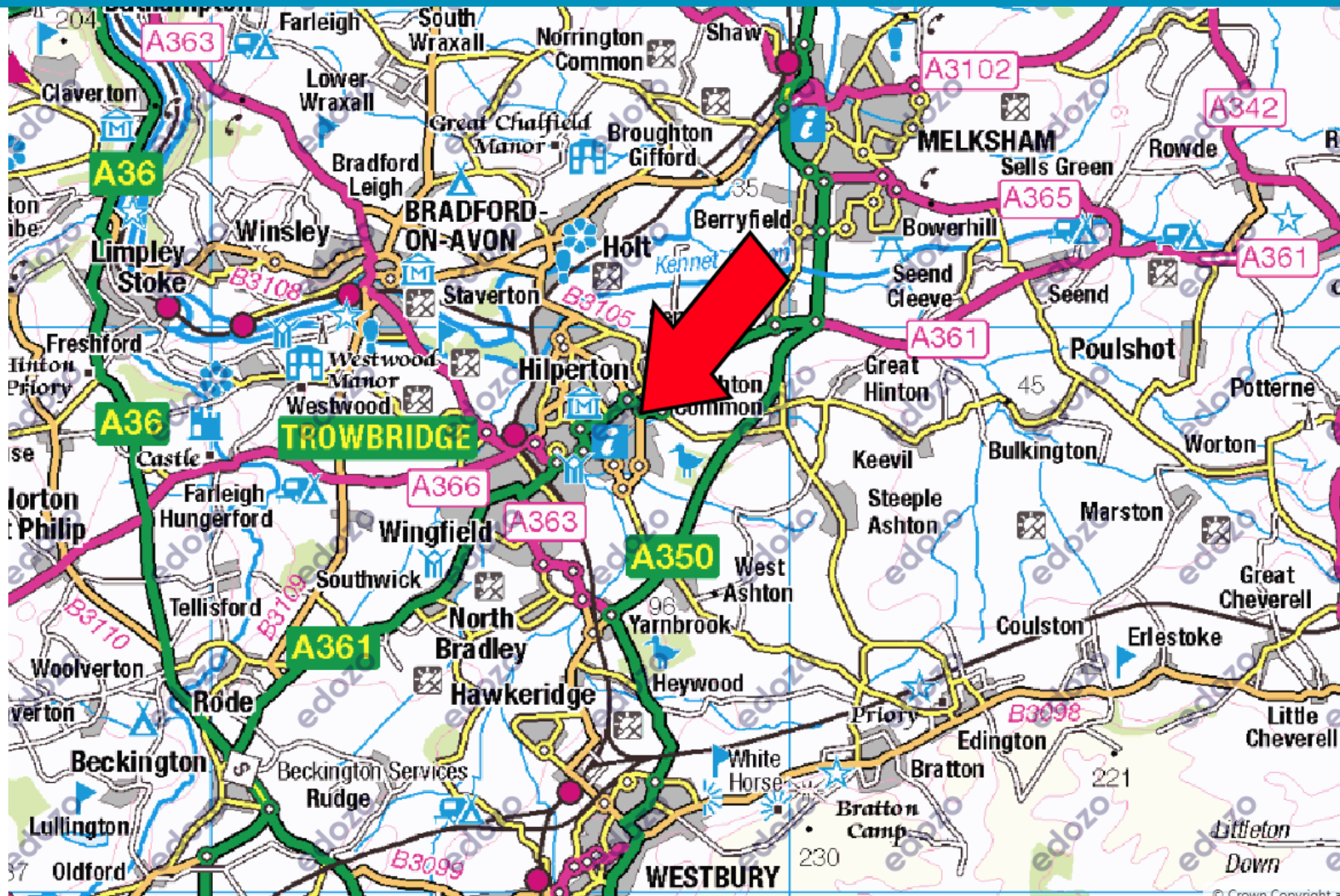
Service Charge details can be provided to interested parties.

LEASE

The property is available on a new lease for a term of years to be agreed.



For identification purposes only



FURTHER INFORMATION

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

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IMPORTANT INFORMATION

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