



49 Fore Street

Trowbridge

Wiltshire

BA14 8ES

**Ground & First Floor Retail Premises**

Approximately 1,846 SqFt (171.48 SqM)

- **End Terrace Property with Return Frontage**
- **Prominent Prime Pedestrianised Town Centre Location**
- **Close to Shires Shopping Centre and 1,000 space car park nearby**

## 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 a prominent location within the centre of Trowbridge, situated close to The Shires Shopping Centre and on 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 and traders. and a number of specialist independent retailers.

## DESCRIPTION

The property is arranged over ground and first floors with a return frontage to Church Walk. The ground floor offers open plan sales space with a staircase leading to ancillary sales / storage on the first floor.

The property has WCs on both floors and benefits from air conditioning.

## ACCOMMODATION

The premises extend to the following areas:

	Sq M	Sq Ft
Ground Floor	78.83	849
First Floor	92.65	997
Total	171.48	1,846

## QUOTING RENT

£30,000 per annum, exclusive.

## TERMS

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

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

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

Rateable Value: £34,250

Rates Payable: £17,090 (2023/24)

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

## VAT

VAT will be applicable at the prevailing rate.

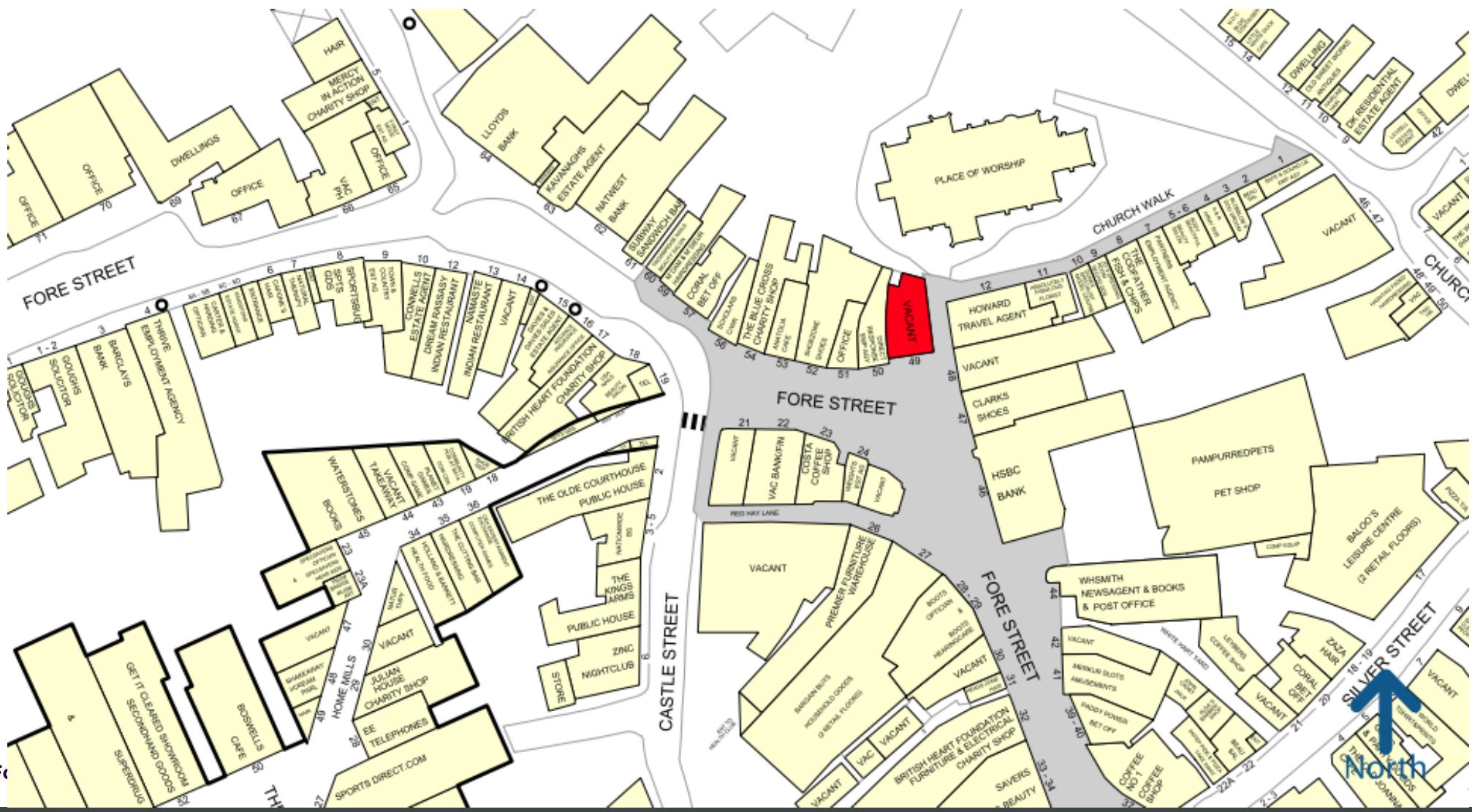
## EPC

An EPC will be made available to interested parties.

## VIEWINGS

Strictly by prior appointment with Carter Jonas, 0117 922 1222

**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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JULY 2023

**Carter Jonas**