

Subject to VP

 **GREGGS**



TO LET

Retail Unit

1,530 sq.ft

(142.12 sq.m)

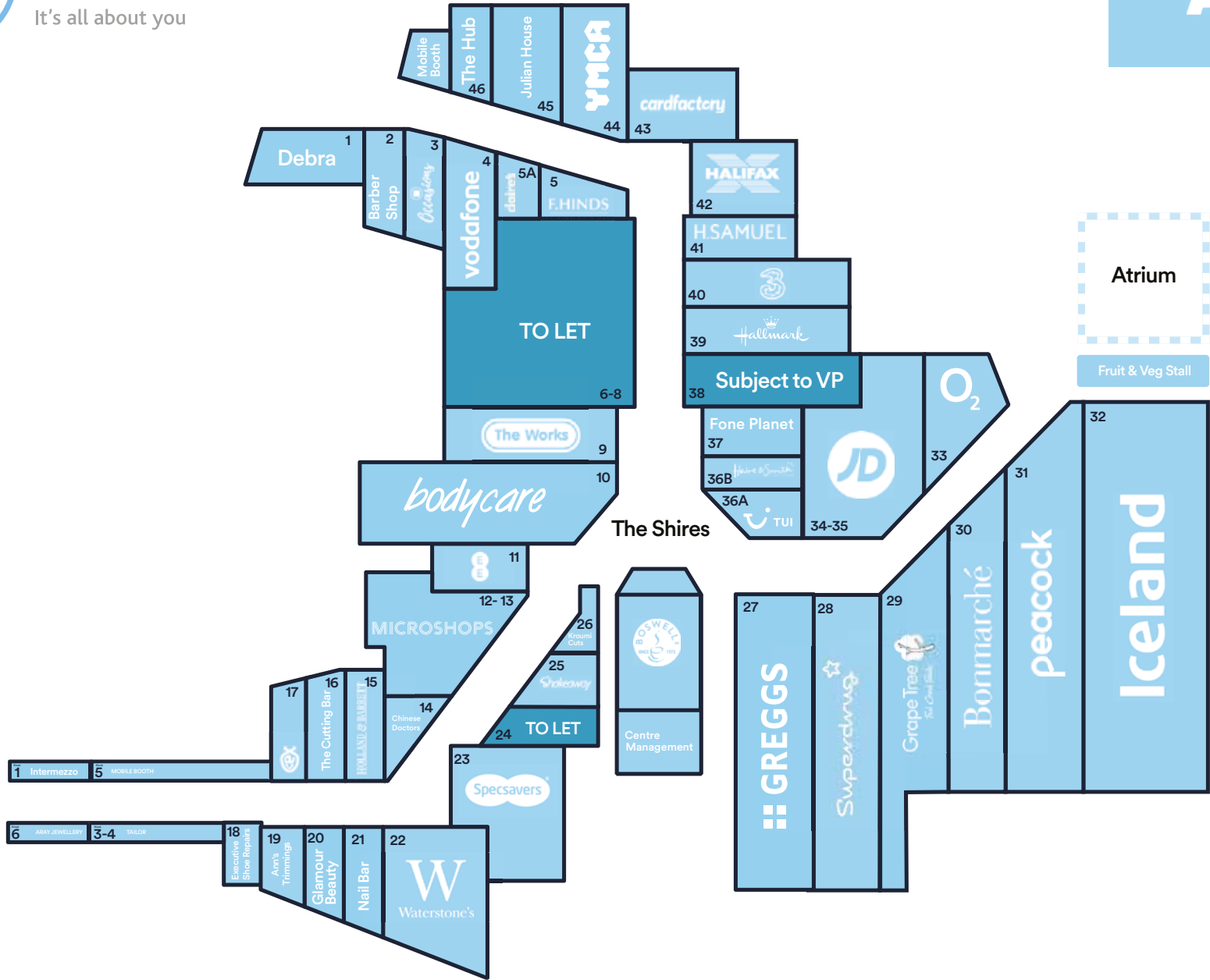
Unit 38, The Shires Shopping Centre, Trowbridge BA14 8AT

- Prime retail location within Trowbridge
- Close to excellent bus and train transport links
- One hour free public parking
- Anchored by an Asda Superstore with other tenants - Poundland, Iceland, Sports Direct, Waterstones

Unit 38, The Shires Shopping Centre, Trowbridge BA14 8AT



The Shires
It's all about you



Car Park



Unit 38, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,530	142.14
TOTAL	1,530	142.14

Description

The premises immediately adjoin Thorntons whilst opposite Poundland and The Works.

Rent

£32,250 per annum

Rates

According to the Valuation Office website, the premises are assessed as follows: Rateable Value: £26,500 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: <http://www.gov.uk/find-business-rates>

Services

All mains services are available.

Service Charge & Insurance

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is approximately £13,446 + VAT for the current year.

The landlord insures the premises and re-charges the tenant where the current premium is £670 + VAT.

Energy Performance

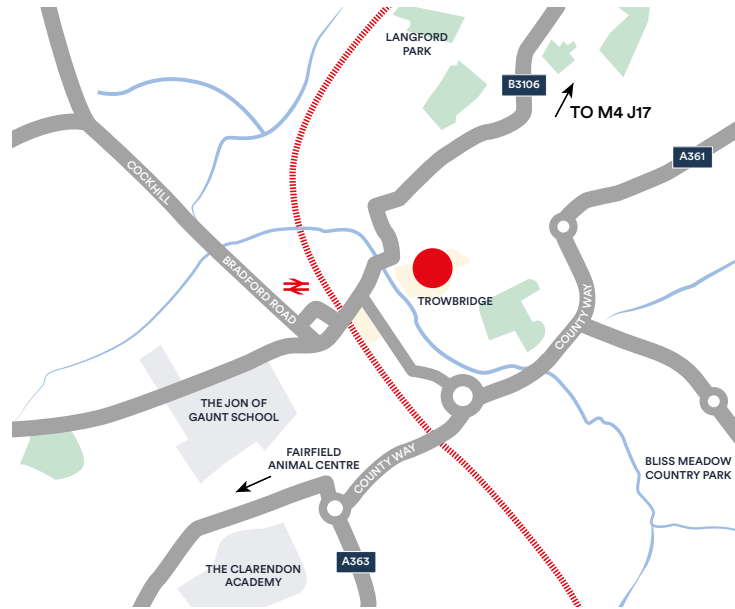
C (62). Further details available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Location - BA14 8AT

Trowbridge lies 12 miles south east of Bath and has a catchment population of 170,000. The Shires is the town's main shopping centre and forms part of the prime retailing pitch, linking into pedestrianised Fore Street. The centre is anchored by Iceland with other national occupiers present including Peacocks, Poundland, Sports Direct, Body Shop and JD Sports.



Viewing

Strictly via prior appointment with the appointed agents:

Carter Jonas

0117 922 1222

carterjonas.co.uk

Stuart Williams 07771 820054

Stuart.Williams@carterjonas.co.uk

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