

# To Let

## Retail - Shopping Centre 905 sq ft

Trowbridge - Unit 17 The Shires, Court Street, Trowbridge, BA14 8AT



### Summary

- The Shires shopping centre is located in the heart of Wiltshire's county town of Trowbridge.
- Property Type: Retail - Shopping Centre
- Tenure: To Let
- Size: 905 sq ft
- Rent: Available on request.

## Location

Trowbridge lies 12 miles south east of Bath. The catchment population is 136,758 (Experian).

Home to around 50 shops on one level, the centre is anchored by an Asda superstore and other tenants include Iceland, Superdrug, Body Shop and Sports Direct.

The unit is situated in a prominent position, close to the Fore Street entrance to the scheme. Nearby retailers include Waterstones, Holland & Barratt, Specsavers and Carphone Warehouse.

## Terms

The premises are available by way of a new 10 year effectively FRI lease subject to an upward only rent review at the end of the 5th year.

## Viewings

Strictly with Will Duckworth and Dan Milford or the Joint Agent KLM.

## Legal Costs

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

## Energy Performance Rating

Available on request.

## Rent

Available on request.

## Business Rates

£13,791.75 per annum (based on a Rateable Value of £27,750). Interested parties should make their own enquiries from the Local Authority to verify this information.

## Service Charge

£7,953 per annum.  
2016 Service Charge



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

#### Will Duckworth

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will.duckworth@eu.jll.com

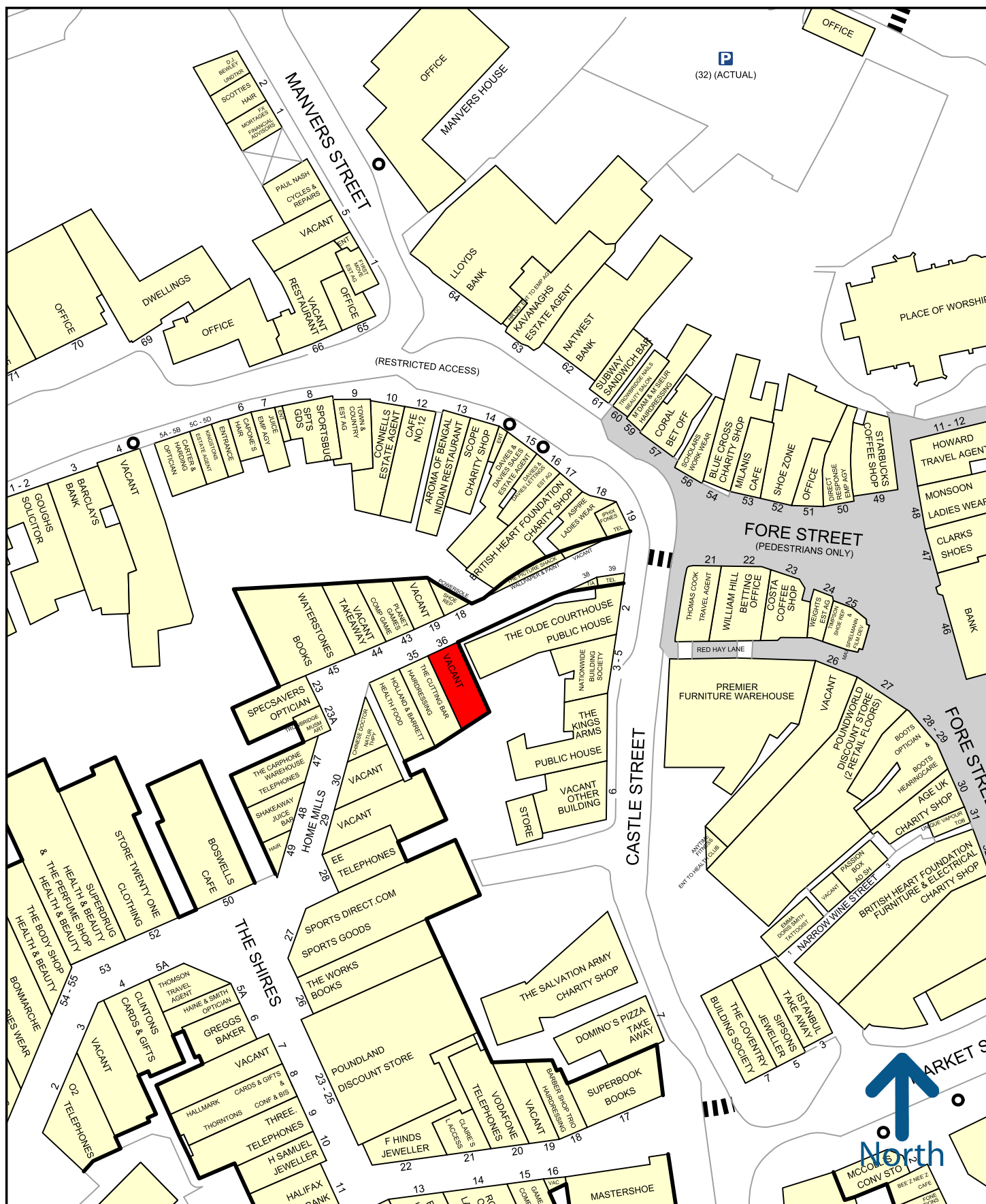
#### Daniel Milford

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### Joint Agents

#### Jamie Lyons

KLM Retail  
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jlyons@klmproperty.co.uk



50 metres

Experian Goad Plan Created: 16/01/2017  
Created By: Jones Lang LaSalle Ltd

