

# Trowbridge

Unit 12 The Shires, Court Street, Trowbridge, BA14 8AT



## Location

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

The Shires is the prime retail pitch within Trowbridge. The centre is anchored by an Asda Superstore and other tenants include Peacocks, Bon Marche, Store 21, Superdrug and Iceland.

The unit is situated in a prominent position, immediately adjacent to EE. Nearby retailers include Carphone Warehouse, Waterstones and Specsavers

## Size

2932 sq ft (272.39 sq m)

## Terms

The property is available by way of a new Full Repairing and Insuring lease with terms to be agreed.

## Costs

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

## Rent

£42,500 per sq ft

exclusive of rates, service charge and VAT (if applicable).

## Rates

Rates Payable: £19,755.75 per annum

(based upon Rateable Value: £39,750 and UBR: 49.7p)

Interested parties should make their own enquiries from the Local Authority to verify this information.

## Service Charge

Available on Request

## EPC

This property has been graded as 62 (C).



## Viewing & Further Information

Viewing is strictly by appointment with:

### Contacts

**Will Duckworth**

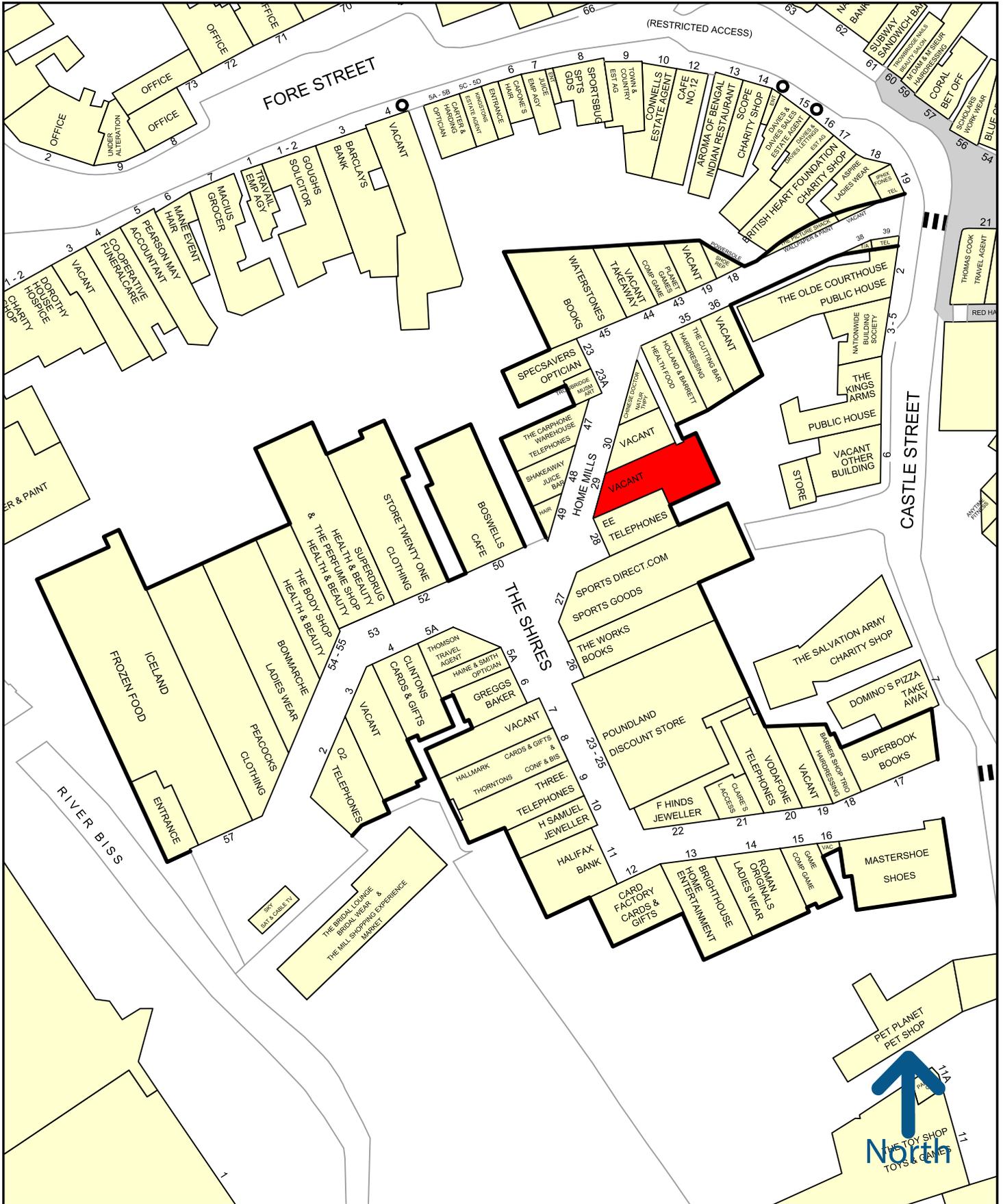
t: +44 (0)117 930 5752

e: [will.duckworth@eu.jll.com](mailto:will.duckworth@eu.jll.com)

### Joint Agents

**Jamie Lyons (KLM Retail)**

t: 020 7317 3729



50 metres

Experian Goad Plan Created: 24/03/2017  
Created By: Jones Lang LaSalle Ltd

