

# To Let

## Retail - Shopping Centre 780 sq ft

Unit 21 The Shires, Court Street, Trowbridge, BA14 8AT



### Summary

- Type: Retail - Shopping Centre
- Tenure: To Let
- Size: 780 sq ft
- Rent: £28,000 per annum

## Location

The Shires shopping centre is located in the heart of Wiltshire's county town of Trowbridge. 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, adjacent to Waterstones with nearby occupiers including Specsavers and Holland and Barrett.

## Size

780 sq ft (72.46 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.

## Energy Performance Rating

This property has been graded as 102 (E).

## Rent

£28,000 per annum

## Business Rates

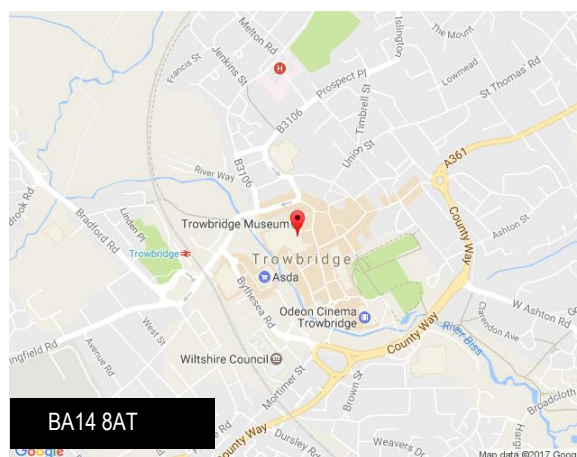
Rates Payable: £12,549.25 per annum

(based upon Rateable Value: £25,250 and UBR: 49.7p)

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

## Service Charge

£6,668 per annum (2016)



## Viewing & Further Information

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

## Contacts

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## Joint Agents

### Jamie Lyons (KLM Retail)

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