



# TO LET

Retail Unit

## 1,675 sq.ft

(155.5 sq.m)

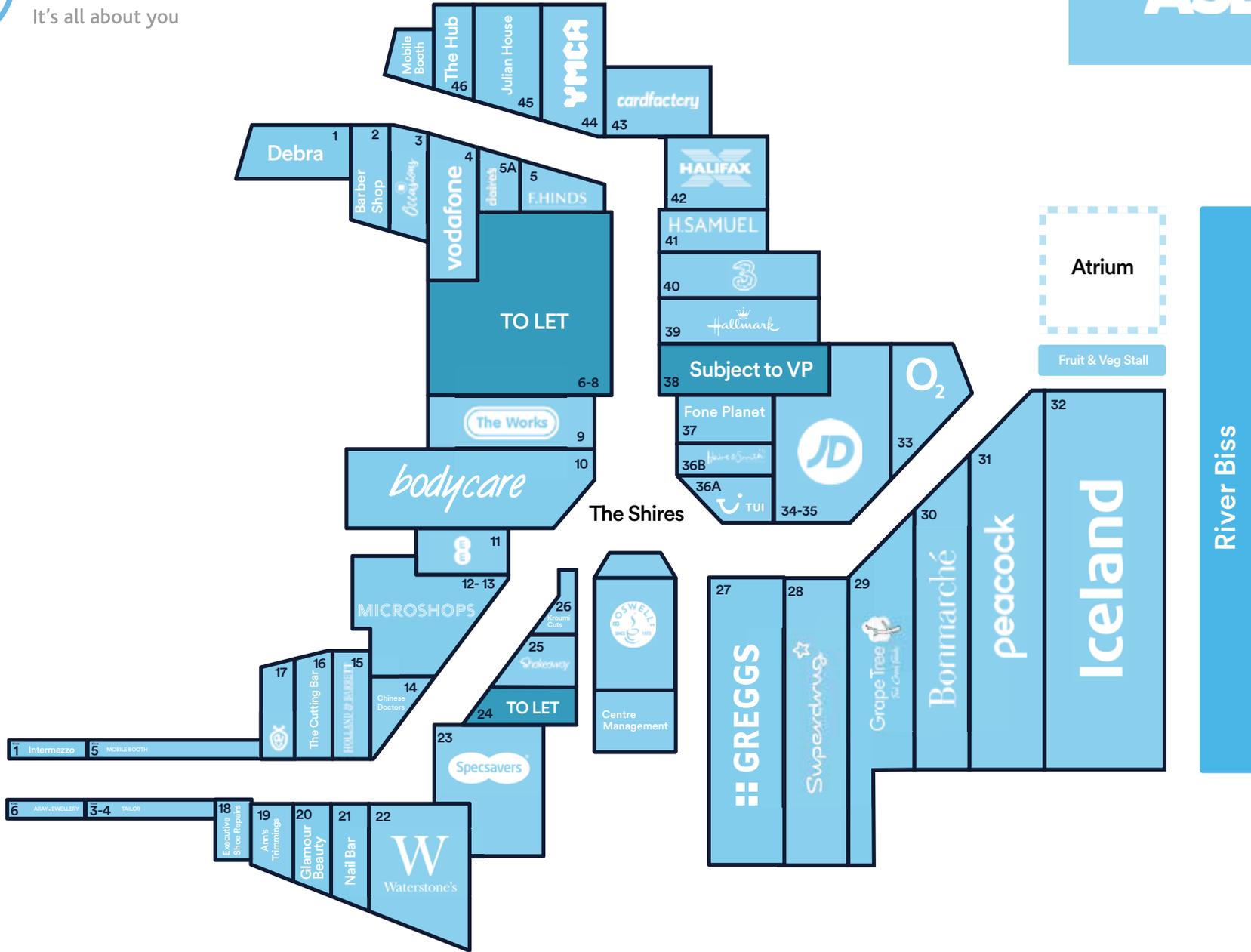
**Unit 24, The Shires Shopping Centre, Trowbridge BA14 8AT**

- 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 24, The Shires Shopping Centre, Trowbridge BA14 8AT



The Shires  
It's all about you



## Unit 24, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	998	92.7
First Floor	677	62.8
<b>TOTAL</b>	<b>1,675</b>	<b>155.5</b>

### Description

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

### Rent

£19,995 per annum

### Rateable Value

Rateable Value - £21,750

Interested parties are advised to make their own enquiries with the local authority.

### Services

All mains services are available.

### Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

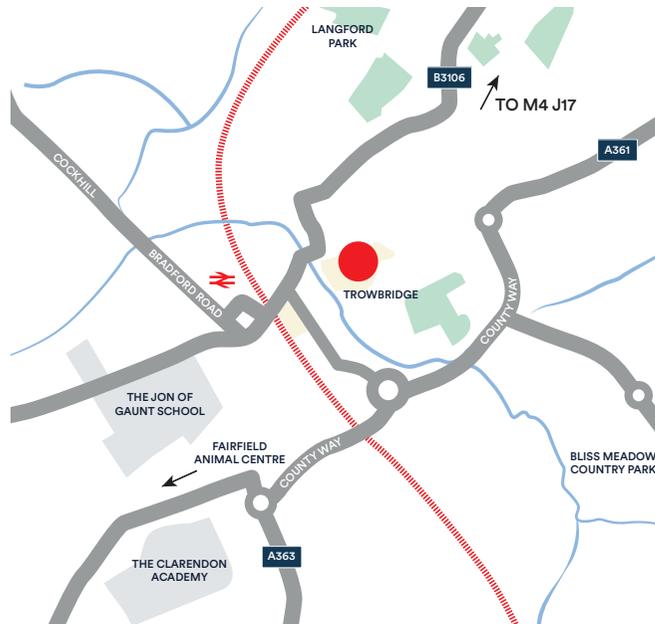
Further details available upon application.

### 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.



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14-10-24 OCT24

### Viewing

Strictly via prior appointment with the appointed agents:

**Carter Jonas**

**0117 922 1222**

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

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