



The Shires  
It's all about you

TO LET

Unit 38

1,586 sq.ft

(147.34 sq.m)

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The Shires, Trowbridge,  
Wiltshire, BA14 8AT

Local Occupiers Include

bodycare Iceland  
Waterstones JD





**123,286 sq.ft**  
Total development



**5m+**  
Annual footfall



**£1.3bn**  
Annual spend potential on non-grocery items



**54**  
Retail units on site



**1,000**  
Free Parking Spaces  
1st hour free



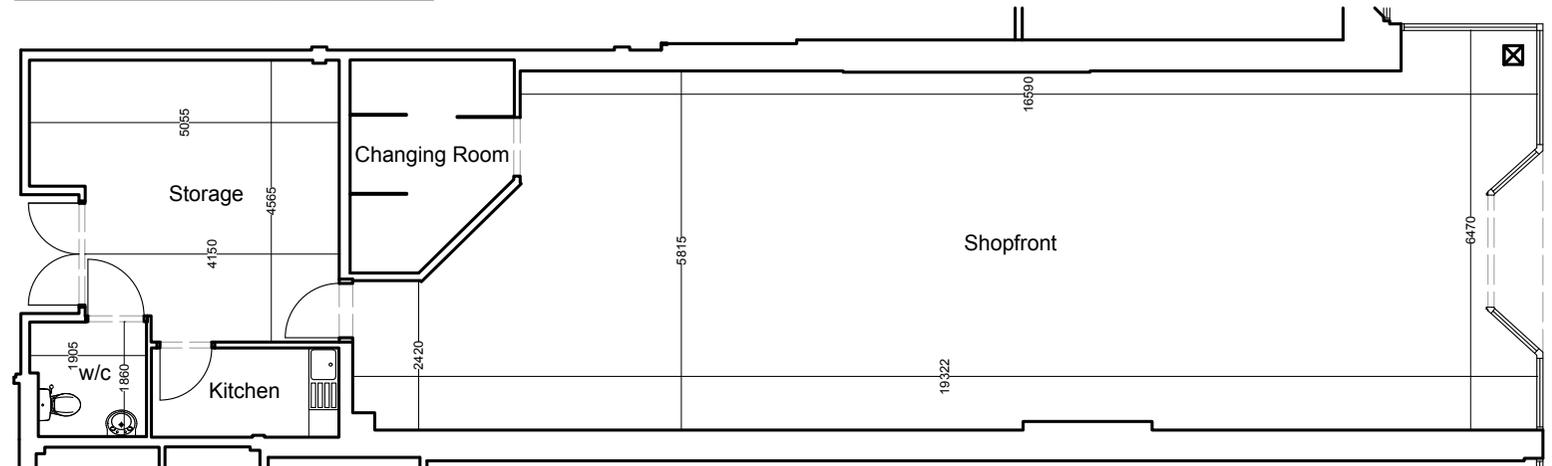
The Shires is the prime retail pitch within Trowbridge, conveniently located close to excellent bus and train transport links.

The centre is anchored by an Asda Superstore and other tenants include Iceland, Bodycare, Waterstones, Superdrug, JD Sports, Boswells to name a few.

The premises immediately adjoin Thorntons whilst opposite The Works.

### Available Unit

UNIT 38	sq.ft	sq.m
Ground Floor	1,586	147.34
RENT	£32,250	
RATEABLE VALUE	£26,500	
SERVICE CHARGE	£13,446	
INSURANCE	£670	
EPC	C (62)	



Ground Floor Plan - 1586 sq ft.



## Location

Trowbridge is the county town of Wiltshire, England, on the River Biss in the west of the county. It is near the border with Somerset and lies 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol. Trowbridge is a good base for visitors touring the Cotswolds and the Wiltshire Downs.

The Shires Shopping Centre is an approx 15-minute walk from Trowbridge train station.

The nearest bus is directly in front of Castle Place, there are also an eight car taxi rank in Market Street and a three car taxi rank in Castle Street.

By Car	Distance	Travel Time
Bath	8 miles	24 mins
Bristol	20 miles	40 mins
Cardiff	62 miles	1hr 35 mins
London	112 miles	2hr 22 mins



# LCP.

part of M Core

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## SERVICES



### Sat Nav Users

Enter **BA14 8XR** for the nearest point to the car park



### Ample Free Parking

1st Hour Free



### Toilet Facilities



# RAWSTRON JOHNSON

**Anthony Jackson**

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# Carter Jonas

**Stuart Williams**

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