

H.SAMUEL

TO LET



The Shires
It's all about you

TO LET

Unit 40

2,289 sq.ft

(212 sq.m)

///dishes.poems.starts

The Shires, Trowbridge,
Wiltshire, BA14 8AT

Local Occupiers Include

Iceland
Waterstones





123,286 sq.ft
Total development



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.



5m+
Annual footfall

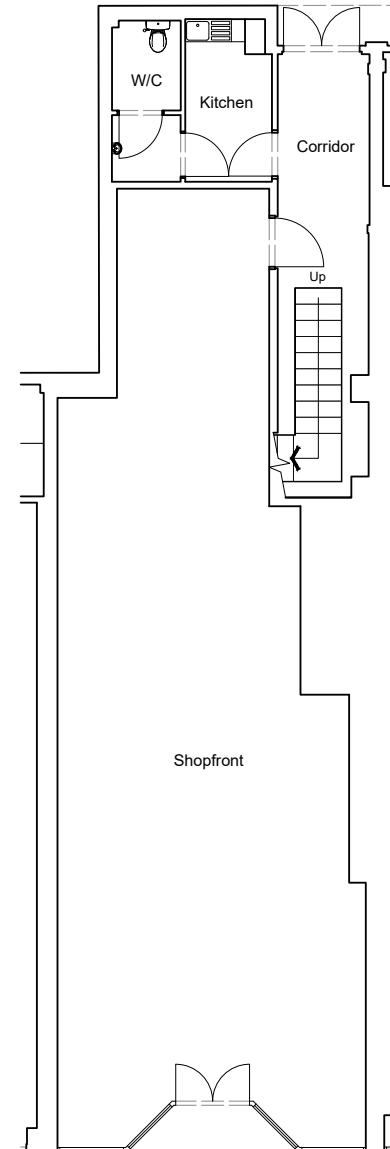


£1.3bn

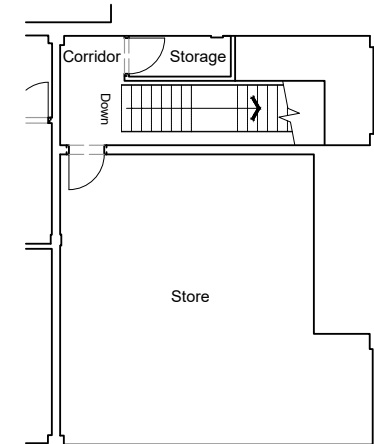
Annual spend potential on non-grocery items

Available Unit

UNIT 40	sq.ft	sq.m
Area	2,289	212
RENT	£30,000	
RATEABLE VALUE	£25,500	
SERVICE CHARGE	£20,500	
INSURANCE	£1,700	
EPC	B	



Ground Floor Plan - 1643 sq ft.



First Floor Plan - 646 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



George Watson

07423 662487
0117 990 2649
GWatson@lcpproperties.co.uk



Anthony Jackson

07711 944404
anthony@rj-ltd.co.uk

SERVICES



Sat Nav Users

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



Ample Free Parking

1st Hour Free



Toilet Facilities



Carter Jonas

Stuart Williams

07771 820054
Stuart.Williams@carterjonas.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kidlington, West Midlands OX5 1JA, its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees (we) give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-let-section/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.