



# TO LET

Retail Unit

## 1,530 sq.ft

(142.12 sq.m)

**Unit 38, The Shires Shopping Centre, Trowbridge BA14 8AT**

- Directly opposite Poundland and The Works
- Close to excellent bus and train transport links
- One hour free public parking
- Anchored by an Asda Superstore with other tenants - Poundland, Iceland, JD Sports, Waterstones, Bodycare

**LCP.**  
part of IMCore

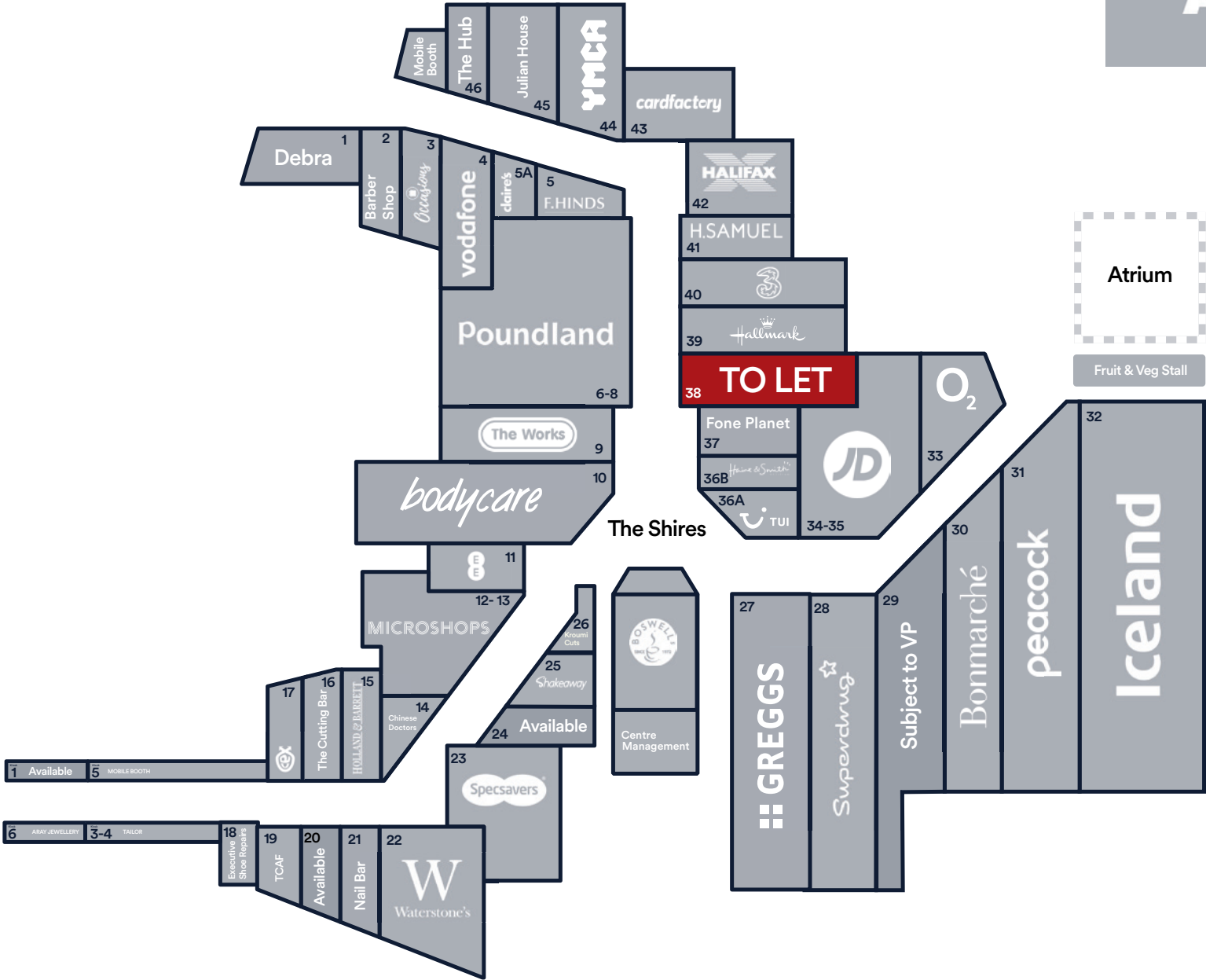
0117  
990 2200

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





Car Park



## Unit 38, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,530	142.14
<b>TOTAL</b>	<b>1,530</b>	<b>142.14</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

£32,250 per annum.

### Rates

Rateable Value - £26,500.

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 of £11,681 + VAT for the current year. The landlord insures the premises and re-charges the tenant where the current premium is £1,291 + VAT.

### Energy Performance

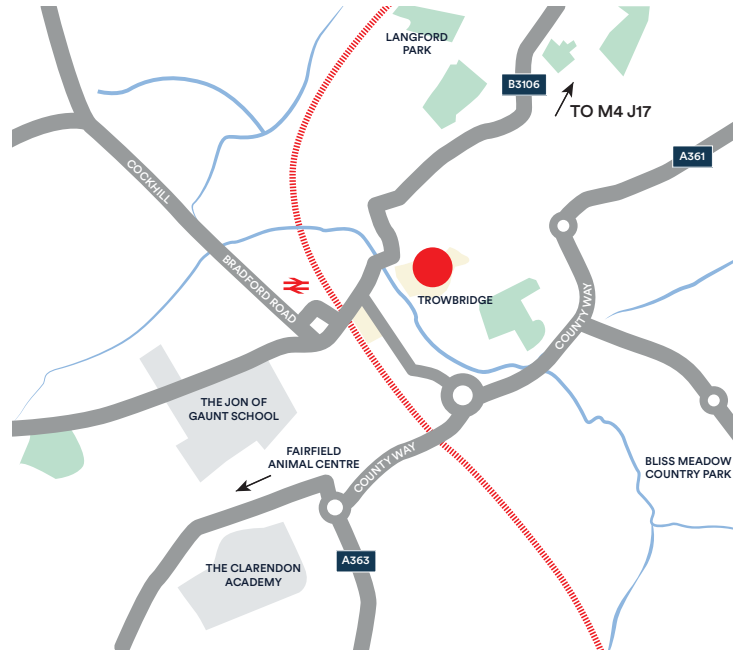
C (62). Further details available upon application.

### 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 and Asda with other national occupiers present including Peacocks, Poundland, Greggs and JD Sports.



### Viewing

Strictly via prior appointment with the appointed agents:

**Carter Jonas**

**0117 922 1222**

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

Stuart Williams 07771 820054

[Stuart.Williams@carterjonas.co.uk](mailto:Stuart.Williams@carterjonas.co.uk)

**RAWSTRON JOHNSON**

**0113 450 7000**

[www.rj-ltd.co.uk](http://www.rj-ltd.co.uk)

Anthony Jackson 07711 944404

[anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

Owned and Managed by

**LCP.**

part of MCore

**0117  
990 2200**



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

George Watson 07423 662487

[GWatson@lcpproperties.co.uk](mailto:GWatson@lcpproperties.co.uk)

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 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-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://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](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).