



Bythesea Road, Trowbridge, BA14 8HR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£7,600 P.A

- Retail Unit to LET
- Rateable Value:£14,750

- EPC: B

A development in Trowbridge, a short distance from Wiltshire County Hall and immediately opposite Trowbridge railway station, and the main car park entrance to The Shires Shopping Centre and Asda superstore. Vehicular access to the car park (240 spaces), which is situated on the roof of The Gateway, is gained via Bythesea Road. Nearby occupiers include Next, New Look and Boots.

Location

Trowbridge is the County Town of Wiltshire located approximately 8 miles south east of Bath. The town has a population in the excess of 40,000 people with a catchment population of approximately 200,000 with a 20 minute drive time. Trowbridge provides easy access onto the main A350 aerial route leading north to Junction 17 of the M4 motorway approximately 16 miles and south to the A303 approximately 15 miles.

Accommodation

The shop has been measured on a Gross Internal Area basis and has an area of :
Ground floor 990 sq ft (92 sq m)

Services

We are advised that main drainage, water and electricity are connected to the unit. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/investigations as to their state and condition.

Service Charge

A service charge is payable to cover the maintenance and repair of the common parts of The Courtyard.

Terms

The unit is available on an effective full repairing and insuring lease subject to a service charge at an annual rent of £7,600.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to pay their own legal costs.

Viewing

To arrange a viewing please contact the commercial team:
01386 765700

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

For further information please email commercial@sheldonbosleyknight.co.uk