

THE BODY SHOP®



TO LET

Retail Unit

1,563 sq.ft

(145 sq.m)

Unit 29, The Shires Shopping Centre, Trowbridge BA14 8AT

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

LCP.
part of IMCore

0117
990 2200

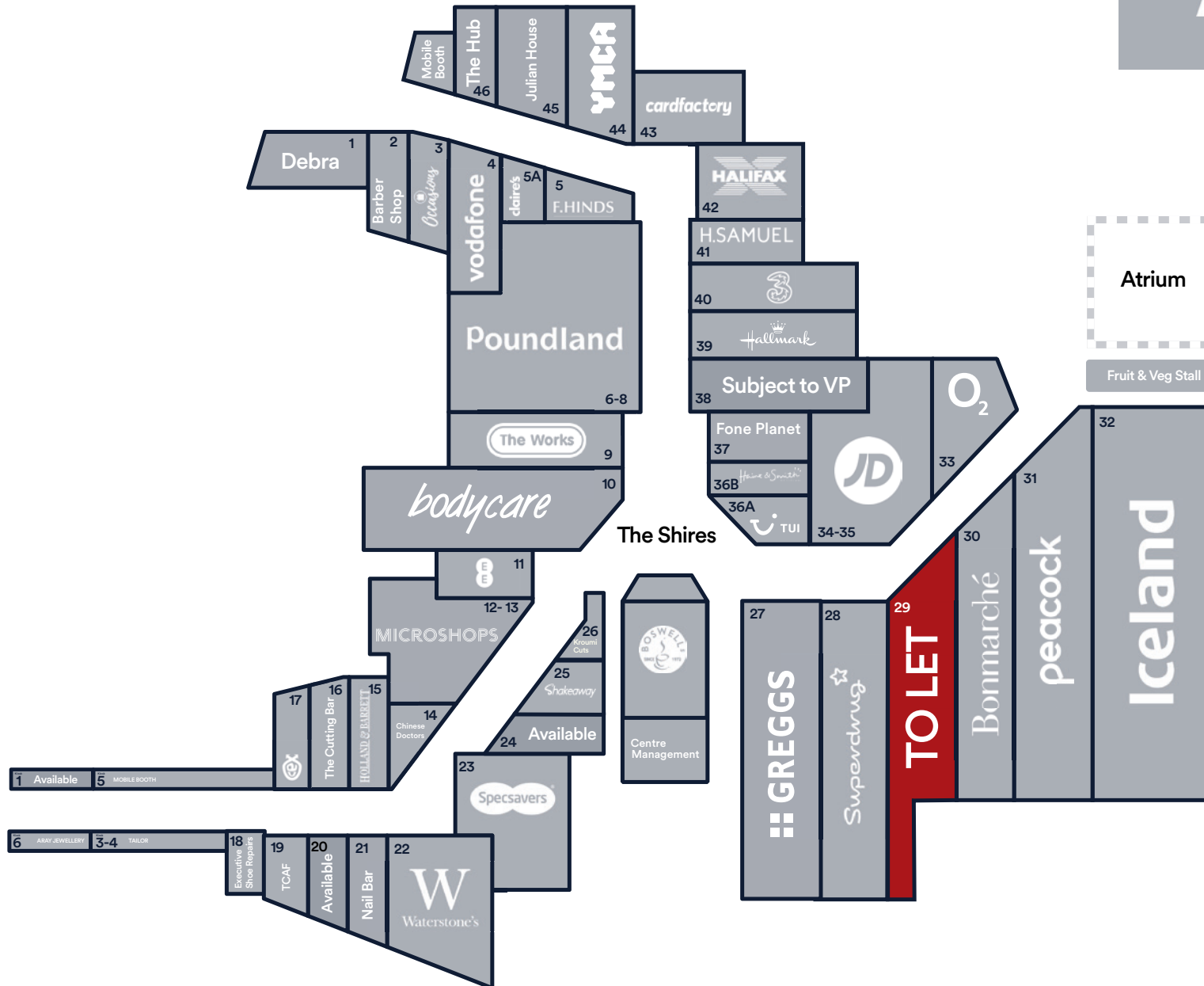
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Unit 29, The Shires Shopping Centre, Trowbridge BA14 8AT

ASDA

Car Park



River Biss

Unit 29, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,563	145
TOTAL	1,563	145

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

£34,500 per annum.

Rates

Rateable Value: £27,750.

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 of £11,909 + VAT for the current year. The Landlord will insure the premises for £1,273 + VAT with the premiums to be recovered from the tenant.

Energy Performance

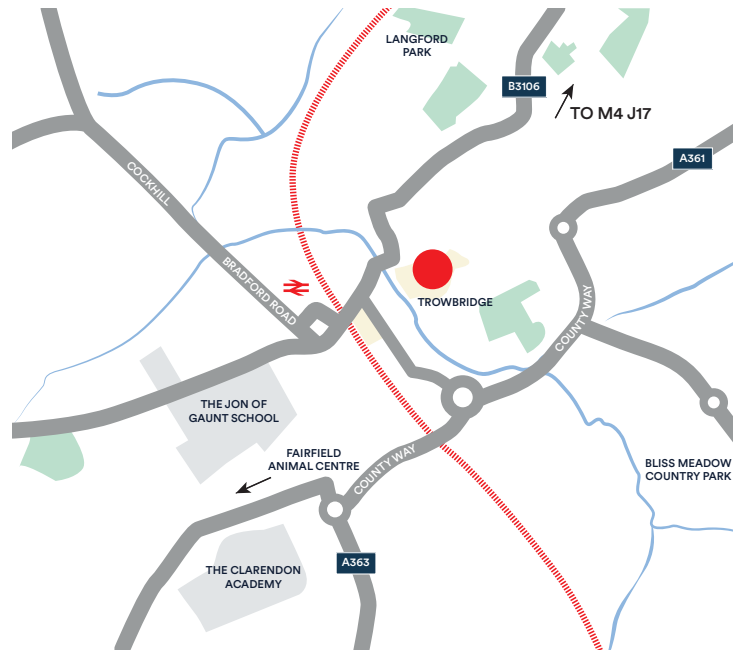
Further details available upon application.

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 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

Stuart Williams 07771 820054

Stuart.Williams@carterjonas.co.uk

RAWSTRON JOHNSON

0113 450 7000

www.rj-ltd.co.uk

Anthony Jackson 07711 944404

anthony@rj-ltd.co.uk

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searchlcp.co.uk

George Watson 07423 662487

GWatson@lcpproperties.co.uk

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