



51 Fore Street
Trowbridge
Wiltshire
BA14 8ES

Town Centre Retail Premises with Offices – Available Separately Or As A Whole

Approximately 135.81 Sq M (1,464 Sq Ft) in Total

- Immediately Available
- Ground Floor Retail with Offices
- Prominent Town Centre Location

LOCATION

Trowbridge is the county town of Wiltshire and has a population of approximately 45,000. It is well located for access to nearby towns including Bradford on Avon (circa. 3 miles), Westbury (circa. 5 miles), Melksham (circa. 6 miles), Chippenham (circa. 12 miles) and the city of Bath (circa. 12 miles). There are excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway at Chippenham and Bath respectively, less than 25 minutes' away.

Retailing in the town is principally between Fore Street, The Shires and Castle Place Shopping Centres.

The town has had a number of recent developments including The Shires Gateway, which includes New Look, Argos and Boots; St Stephen's Place, which has a 7 screen Odeon Cinema and a Premier Inn, together with a number of restaurants including Prezzo, Frankie & Benny's and Nandos; and most recently The Cradle Bridge Development, which includes Toby Carvery, M&S Foodhall, Subway and Greggs.

The subject premises occupy a prominent location within the centre of Trowbridge, situated close to The Shires Shopping Centre and on the main pedestrianised Fore Street. Nearby retailers include Costa Coffee, William Hill, Thomas Cook and Timpsons.

DESCRIPTION

The property comprises a Grade II Listed mid terraced property with ground floor shop/office with further offices at first and second floors.

Retail premises could be leased separately to the offices.

TERMS

The premises are available by way of a new FRI Lease for a term of years to be agreed.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor		
Shop	37.25	401
Office	13.75	148
First Floor		
Office, Staff Room, Stores & WCs	49.04	530
Second Floor		
Offices	35.77	385
TOTAL	135.81	1,464

RENTAL

Upon application.

RATEABLE VALUE

Description: Office & Premises

Rateable Value: £13,000

Rates Payable (2019/2020): £6,552

This is an estimate only and takes no account of possible transitional adjustment.

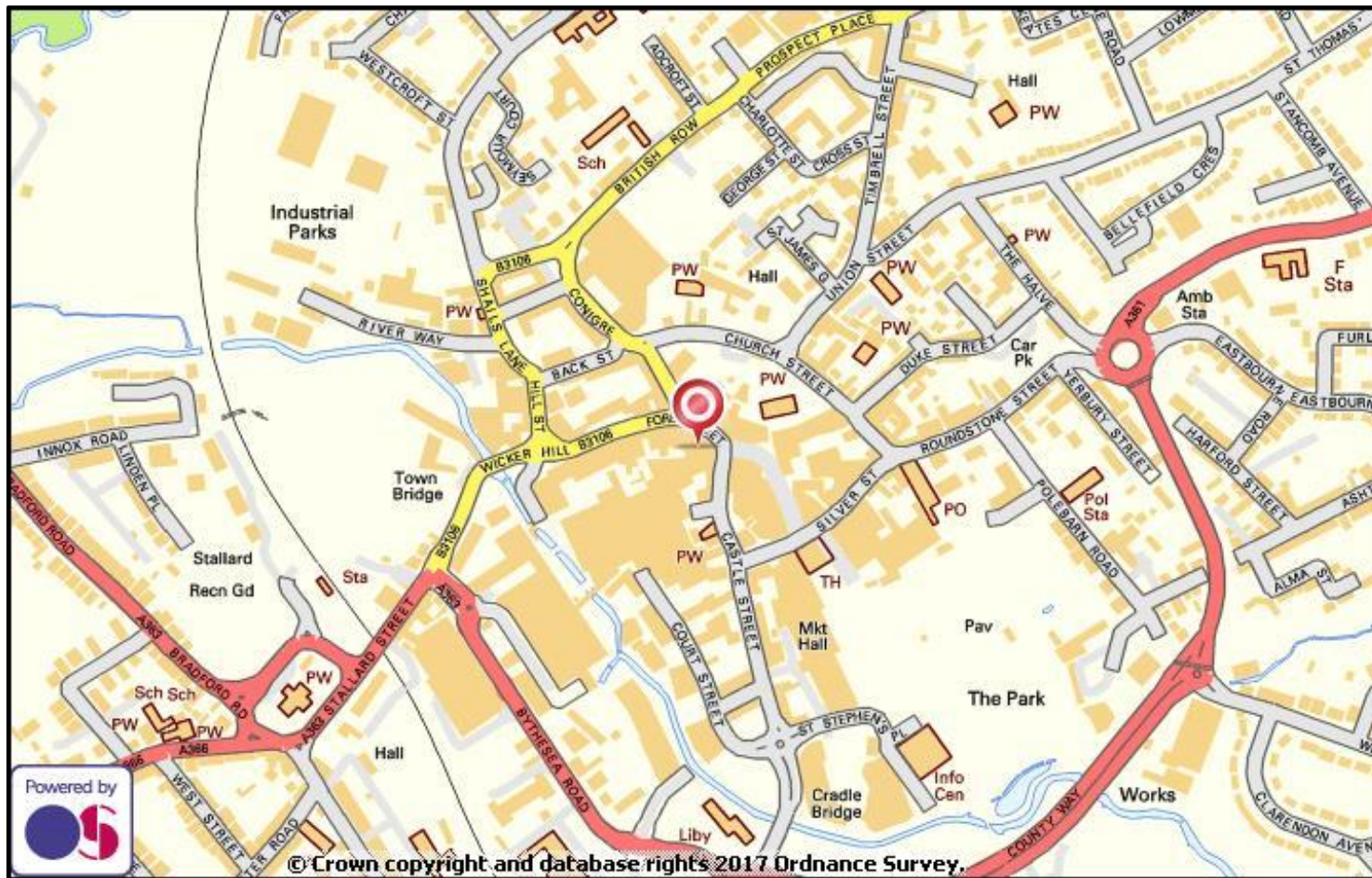
EPC

The EPC is available to interested parties.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



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