



Unit B
27 Fore Street
Trowbridge
Wiltshire
BA14 8EW

Ground Floor Retail Unit

Approximately 3,785 Sq Ft (351.7 Sq M)

- Immediately available
- New FRI lease
- Frontage onto Fore Street
- Additional loading access to the rear

LOCATION

Trowbridge is the county town of Wiltshire approximately 8 miles south east of Bath with a population of 41,649 (Census 2011). Retailing in the town is principally between Fore Street, The Shires and Castle Place shopping centres.

The subject property is situated on the pedestrianised Fore Street with other occupiers in the immediate vicinity including Bargain Buys, WH Smith, HSBC, Clarks, Monsoon, Costa and Starbucks.

DESCRIPTION

Former town centre department store which has recently been split to provide three separate units with Unit A now let to Poundworld and Unit C to Anytime Fitness.

The premises comprise a newly reconfigured retail unit at ground floor level fit out to shell and core with WC facilities to the rear.

Approximate Gross Frontage of 9.5m (31' 2") onto Fore Street with additional loading access off Castle Street to the rear.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and extend to:

Ground Floor 351.7 Sq M 3,785 Sq Ft

QUOTING RENT

£29,500 per annum, exclusive.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £20,000 (1 April 2023)

Prospective tenants are advised to make their own enquiries as to exact rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

An Energy Performance Certificate rated C (59) is available upon request.

VIEWINGS

Viewings through sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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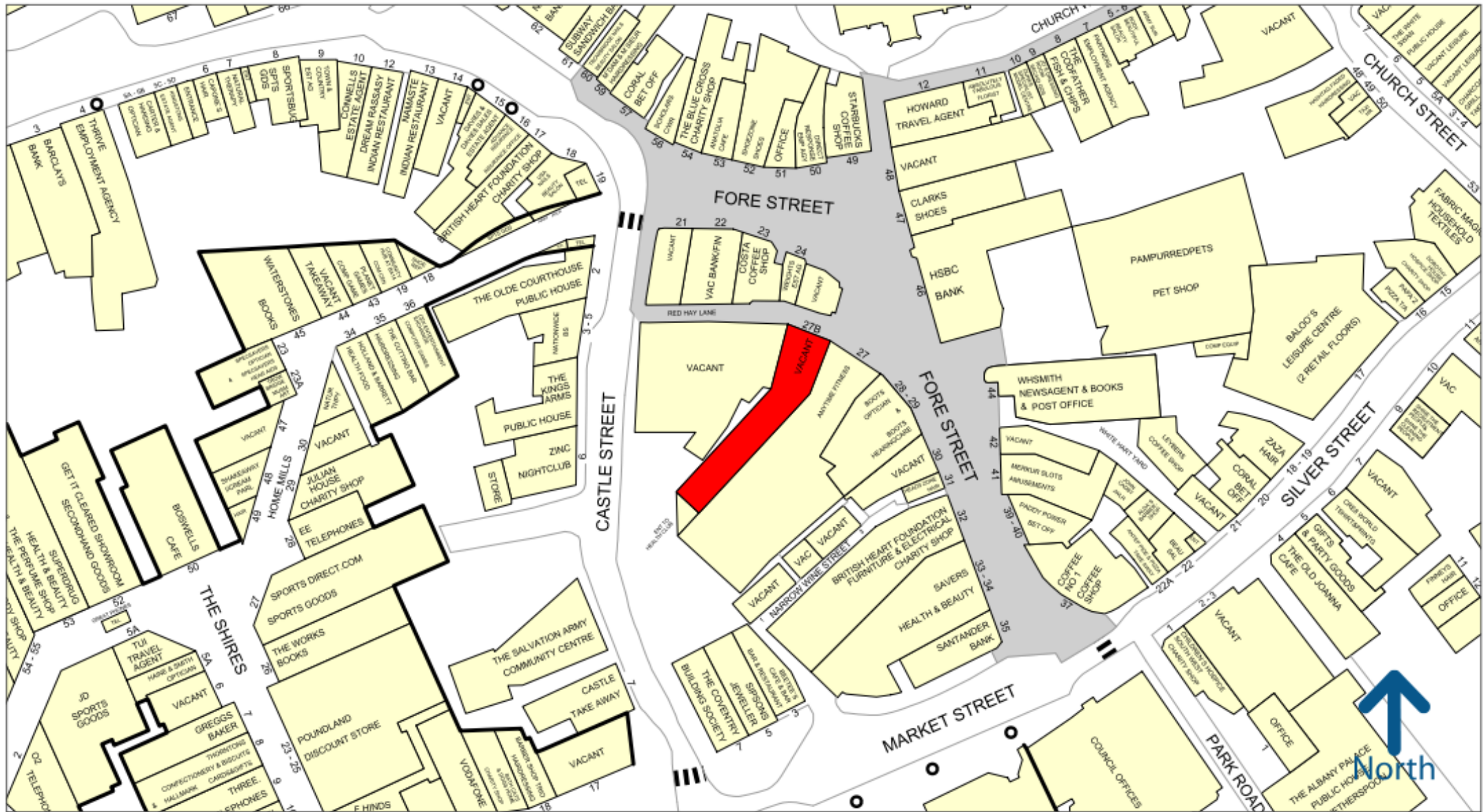
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May 2023

Carter Jonas



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