



TO LET

**RETAIL UNIT IN
POPULAR SHOPPING CENTRE**

GROUND FLOOR AREA: 816 SQ FT (75.8 SQ M)

**3 CASTLE PLACE SHOPPING CENTRE,
TROWBRIDGE, WILTSHIRE, BA14 8AL**

Kavanagh's

LOCATION

Trowbridge is the county town of Wiltshire with a population of circa 41,000 (2011 census) and is located a short distance from the A350 providing access to J17 of the M4 to the north, and the A303 to the south. Castle Place Shopping Centre is situated at the heart of the town, with its main entrance fronting Market Street which is also the site of town's bus station. The Centre is home to a selection of national and independent retailers, including Wilko, McColls, Shaws the Drapers and SK Fruits, as well as the Market Hall and health and fitness centre. There is the added benefit of free car parking in the multi-storey which adjoins the Centre.

DESCRIPTION

The premises are comprised of a prominent ground floor retail unit, with ancillary storage, goods lift, and kitchen. There are loading facilities as well as additional storage space and WC facilities on the basement floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice 6th Edition, the floor areas have been measured on a net internal area basis and are calculated as follows;

Gross Internal Width:	17'1"	(5.2 m)
Ground Floor Retail:	816 sq ft	(75.8 sq m)
Basement Ancillary and WC Facilities		

SERVICES

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

TERMS

The property available by way of a new full repairing and insuring lease on terms to be agreed.

RATES

The rateable value of the building is to be assessed. The rates that you pay will depend upon individual circumstances of your business. Applicants should make their own enquiries with Wiltshire Council.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 0150-0031-3659-4302-0092
D (76-100) = 92

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

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MONEY LAUNDERING REGULATIONS

Tenants/Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (0719) 9952

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