



PERIOD OFFICES
from 72 sq ft to 572 sq ft (6 sq m to 53 sq m)
TO LET



72 FORE STREET
TROWBRIDGE BA14 8HQ



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Location: Trowbridge is the county town of West Wiltshire with a population of approximately 41,000 people. It is located approximately 12 miles from Chippenham, 3 miles from Bradford on Avon and 12 miles from the city of Bath. There is easy access to junction 17 of the M4 motorway and a railway station with a mainline connection from Westbury and Bath. The property is situated in Fore Street close to other retail and commercial businesses.

Description: The property is an attractive grade II listed building within the principle commercial thoroughfare of the town centre.

The accommodation is situated at first floor and second floors and can be let as a whole or separately. It has a shared communal entrance, staircase and WC facilities. The first floor benefits from CAT II lighting and air conditioning. The second floor accommodation has been recently refurbished and has not yet been occupied. The first floor has gas fired central heating and the second floor has new electric central heating.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Areas are:

Description		Sq ft	Sq m
First floor:	Offices 1 & 2	572	53.14
Second Floor:	Office 1	258	24
	Office 2	182	16.9
	Office 3	72	6.7

Terms: The accommodation is available in part or whole on new internal repairing and insuring lease at rentals to include buildings insurance, heating, lighting and water rates but not including business rates which will enable occupiers to benefit from appropriate discounts.

The rentals are as follows:

Floor	Office	Rent per annum
First Floor:	Offices 1 & 2	£7,750
Second Floor:	Office 1	£3,000
	Office 2	£2,250
	Office 3	£1,000

Services: We are advised that mains electricity, gas, water and drainage are connected to the property. 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.





VAT	All figures quoted are exclusive of VAT
Rateable Value:	To be reassessed. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 01225 776655
Legal Costs:	Each party to be responsible for their own legal costs however, a non-refundable deposit of £400 plus VAT is payable prior to instructing solicitors.
Viewing:	By arrangement with Kavanaghs contact Toby Adams on 01225 703082 tobyadams@kavanaghs.co.uk
Date of particulars:	December 2011

The Code of Practice on commercial leases in England and Wales 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 through the website: www.commercialleasecode.co.uk

Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. 6046



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET

