



PERIOD OFFICES
3563 sq ft (331 sq m)
TO LET



**BANK HOUSE,
THE PARADE
71 FORE STREET
TROWBRIDGE
WILTSHIRE
BA14 8ET**



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.

Description: The property is in a prominent location forming part of a parade of listed Georgian properties within principle thoroughfare of the town centre.

The property is a grade II listed building with accommodation on ground, first and second floors arranged around a large spiral staircase together with parking spaces for 5 vehicles to the front and has the following specification:

- Lift to first floor (630 kg/8 persons)
- Gas Central Heating
- Timber frame sash windows
- Carpeted floors
- Wall mounted radiators

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

Description	Sq ft	Sq m
Ground floor		
Office 1 / 2	490	45.5
Office 3	329	30.6
Office 4 / 5	401	37.3
Conservatory	301	28.1
Kitchen	55	5.1
Disabled WC		
Ground floor total	1577	146.5
First floor		
Office 6	616	7.2
Office 7	467	43.4
Office 8	354	32.9
Kitchen		
WC		
First floor total	1437	133.5
Second floor		
Office 9 / 10 / 11	509	51
Total	3563	331





- Terms:** The Property is available to let by way of an assignment of the existing lease or by way of a sublease for a term of years to be agreed.
- Services:** We are advised that mains electricity, gas, water and drainage are connected to the unit. 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.
- Rateable Value:** Rateable value 2010 list: £22,500. 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:** The ingoing tenant to be responsible for the landlord's reasonable legal costs. A non-refundable deposit of £400 plus VAT is payable prior to instructing solicitors.
- Viewing:** Contact: Henry King henryking@kavanaghs.co.uk
- Date of particulars:** July 2010

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.

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