



REFURBISHED SHOP/ A2 OFFICE

TO LET

318 sq ft (29.54 sq m)



2 CHURCH WALK

TROWBRIDGE

BA14 8DX



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 Wiltshire with a population in excess of 40,000 people (2001 census) and is located on the A350 which links to the M4 to the north and the A303 to the south. The City of Bath is 12 miles away and other nearby centres include Melksham (6 miles) and Westbury (5 miles). Church Walk is located within Trowbridge Town Centre, just off Fore Street. Opposite is an attractive church yard, the adjoining properties are a mixture of retailers and offices.

Description: The property comprises a period feature building arranged on three floors. Newly refurbished to a high standard, the property benefits from rear access onto Bowls Court. The offices feature aluminium (Ground floor) and timber glazing, exposed wood roof beams, internet and phone facilities, electric storage heating, alarm system, fitted carpets, kitchen on first floor and WC/Shower facilities and storage cupboard on the second.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate areas are as follows:-

Ground Floor:	121 sq ft (11.24 sq m)
First Floor:	122 sq ft (11.33 sq m)
Second Floor:	75 sq ft (6.97 sq m)

Terms: The property is available on a full internal and external repairing and insuring lease for a term to be agreed with three yearly upward only rent reviews.

Rent: £5,000 per annum.

Planning: Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, Bradley Road, Trowbridge, Wiltshire. Tel: 0300 456 0100.

Services: We are advised by the Landlord that mains water, drainage and electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

Rateable Value: £2,500. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.

VAT All figures quoted exclude VAT.

Legal Costs: Both parties are individually responsible for their legal costs.

Viewing: Strictly by appointment with the agent:
Contact: Toby Adams T: 01225 703082
Email: 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. 6074



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Energy Performance Certificate Non-Domestic Building



Peter Sweetland Insurance Consultants
2 Church Walk
TROWBRIDGE
BA14 8DX

Certificate Reference Number:
0270-8944-0392-9920-1010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **187**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	37
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	241.24

Benchmarks

Buildings similar to this one could have rating as follows:

30 If newly built

80 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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