

KAVANAGHS

SHOP TO LET



53A CASTLE STREET

TROWBRIDGE

BA14 8AU



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



53A Castle Street, Trowbridge, BA14 8AU

Location: Trowbridge has a population in excess of 40,000 people (2001 census) and is the county town of Wiltshire. It is located on the A350 with easy access to nearby towns of Chippenham (12 miles distant), Melksham (6 miles distant) and the city of Bath (12 miles distant).
The property is located on Castle Street which links the area of the proposed new retail and leisure development on the former Tesco supermarket with the primary shopping area at the junction of Silver Street and the entrance to the Shires shopping centre. Controller free car parking in the Castle Place multi-story car park immediately to the rear of the property.

Description: The property provides retail accommodation at the front with ancillary storage and WC facilities to the rear

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

Ground Floor		
Gross Internal Width	16'6 sq ft	5.803 sq m
Shop Depth	45'0 sq ft	13.72 sq m
Sales Area	715.0 sq ft	66.4 sq m
Ancillary workshop, store & Kitchen	270.0 sq ft	25.1 sq m
First Floor	399.0 sq ft	37.1 sq m
Total Floor Area	1384.0 sq ft	128.6 sq m

Terms: The property is available on a new internal repairing and insuring lease with three yearly rent reviews at a rental of £11,000 per annum.

Services: We are advised that mains electricity, 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.

Business Rates: The Rateable Value as from April 2010 is £10,750. 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: On agreement of terms, the tenant will pay a non returnable deposit of £500 as a contribution towards the landlord's legal costs.

Viewing: Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: Stella Hicks
Telephone: 01225 703082
Email: stellahicks@kavanaghs.co.uk

Date of particulars: April 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.