



TO LET

PRIME RETAIL UNIT

**GROUND AND FIRST FLOORS
TOTAL 3642 SQ FT (338.4 SQ M)**

**48 FORE STREET, TROWBRIDGE,
WILTSHIRE, BA14 5BN**

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 main A350 providing access to J17 of the M4 to the north, and the A303 to the south.

48 Fore Street is situated in the main pedestrianised shopping area of the town, close to Costa Coffee, Starbucks and Clarks Shoes.

DESCRIPTION

The property is Grade II listed, It has fully fitted ground floor retail accommodation with ancillary at first floor. The second floor has limited access.

ACCOMMODATION

The property has the following floor areas;

Ground Floor	1925 sq ft	178.84 sq m
First Floor	1717 sq ft	159.51 sq m
Total	3642 sq ft	338.35 sq m

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 is available on a new full repairing and insuring lease with 5 year rent reviews at a rental of £32,000 per annum.

RATES

The rateable value of the property is £34,000. The rates payable will depend upon the individual circumstances of the business and government policy. Enquiries should be made to the local billing authority - Wiltshire Council.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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

An EPC has been commissioned and is awaited.

VIEWING

Contact: Alicia Gulliver

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Contact: Henry King

Tel: 01225 341004 / henryking@kavanaghs.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

Tenants/Purchasers will be required to provide identity information to enable Anti Money Laundering checks to be undertaken before any offer can be accepted

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.lettingbusinesspremises.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. (1020) 10352

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