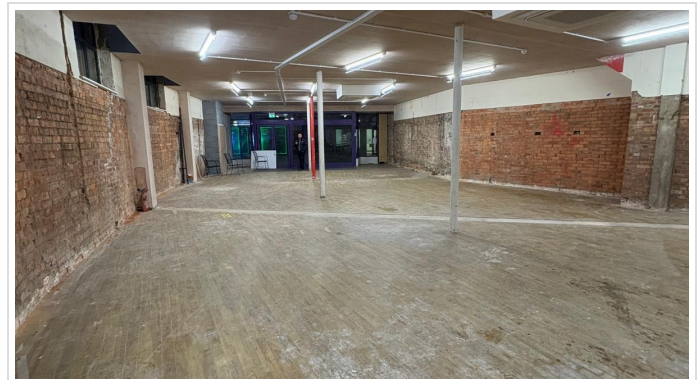


0 Bed Retail Property In Fore Street , Trowbridge, BA14 8EP

£2,500 Monthly



SHORT DESCRIPTION

Property Ref: 16811 Fore Street, Trowbridge Prime Fore Street Retail Unit - Up to 1,819 sq ft, Configured to Suit (Class E) Up to 1,819 sq ft Class E ground floor unit on Trowbridge's prime pedestrianised Fore Street. Landlord will white-box, make minor amendments, or split the unit in two to suit the right tenant. EPC B (34). Direct from landlord — no agency fee. A ground-floor Class E unit of up to 1,819 sq ft (169m²) fronting directly onto Trowbridge's prime pedestrianised retail street, available to let direct from the landlord, and genuinely configurable to suit the incoming tenant. Sitting in the centre of Fore Street, the unit benefits from heavy daily footfall and immediate neighbours including WHSmith, Costa, Specsavers and the main bank cluster, with The Shires The shopping centre and its 1,000-space car park a short walk away. Flexible on configuration. Because we own and developed the building ourselves, we can adapt the unit to the tenant rather than asking the tenant to adapt to the unit. Options include: ● Take it as-is - currently refurbished to a clean white-box specification, ceiling-mounted air conditioning, fluorescent strip lighting, approximately 3.5m floor-to-ceiling height, EPC rating B (34) ● Fit-out flexibility — subject to terms

being agreed: the landlord is open to completing the white-box to your specification, agreeing minor amendments (partitions, additional services, frontage tweaks), or splitting the demise into two smaller units. Scope and cost to be discussed and confirmed as part of the lease negotiation. ● Minor amendments — partition walls, additional services, WC adjustments, frontage tweaks — discussed and agreed up front ● Split into two smaller units — the demise can be divided into two separate trading units if you only need part of the footprint, or if you want to share the space with another operator The wider building is being redeveloped into ten new residential apartments above, adding permanent resident footfall on the doorstep from completion. The rear ground-floor unit (independent of this demise, accessed separately from Narrow Wine Street) is already let to a dance studio. The commercial floor is structurally separated from the residential conversion above, a 60-minute fire-rated reinforced concrete slab, no shared access, no shared services, no shared management. No agency fee, decisions made by the owner — bring your operational brief and we'll tell you what's possible. Viewings available within 48 hours for serious enquiries. KEY FEATURES: ● Up to 1,819 sq ft (169m²) ground floor Class E unit — or split into two smaller units to suit ● Landlord will white-box, make minor amendments or reconfigure the demise for the right tenant ● Direct frontage onto pedestrianised Fore Street, prime central Trowbridge ● Currently refurbished to white-box specification ● Ceiling-mounted air conditioning ● Fluorescent strip lighting ● Approximately 3.5m floor-to-ceiling height ● EPC rating B (34) ● Immediate neighbours include WHSmith, Costa, Specsavers and main banks ● Close to The Shires Shopping Centre and 1,000-space car park ● Within walking distance of the newly-refurbished £8m Town Hall ● Ten new residential apartments are being completed in upper floors ● Rear ground floor unit already let to a dance studio ● No shared services with residential above ● Available direct from landlord — no agency fee ● New lease terms negotiable LEASE TERMS ● Rent: £30,000 per annum exclusive for the whole unit, or pro-rata if taken as two smaller units units (terms negotiable) ● Term: New full repairing and insuring lease on terms to be agreed ● Fit-out: Landlord open to completing white-box, agreeing tenant amendments, or splitting the demise prior to handover ● Rates: Interested parties to verify rateable value with Wiltshire Council ● Service charge: Not applicable ● VAT: TBC ● Legal costs: Each party to bear their own ● Viewings: Strictly by appointment Property Type: Retail Property Full Renting price: £2500.00 per month Pricing Options: No Status Heating Type: Air Conditioning...

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Bed Room(s)

0

Bath Room(s)

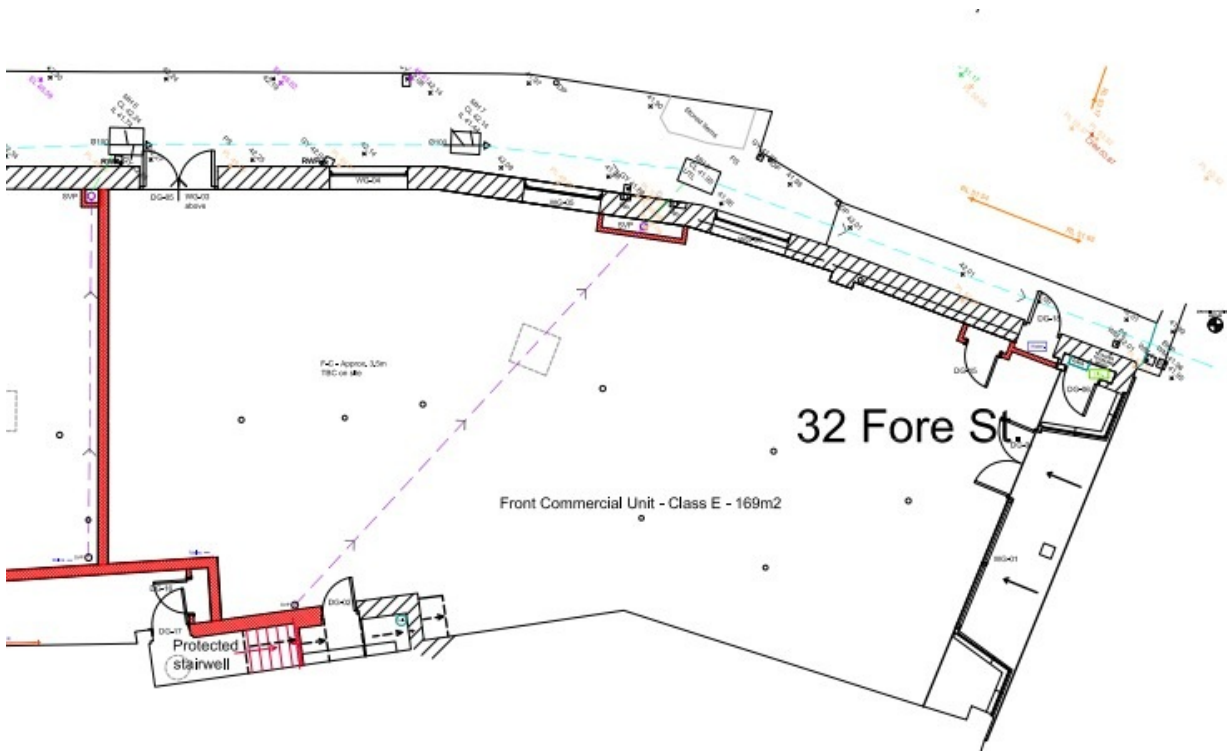
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Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

← 28

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning

Benchmarks

Buildings similar to this one could have ratings as follows:

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