

RETAIL UNIT TO LET



Paxcroft Mead Shopping Centre, Hilperton, Trowbridge BA14 7GW



£22,500 pax
Rent



1,022 sq ft
Area



£18,000
Rateable Value



A5 Consent
Planning



C68
EPC

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- Neighbourhood Centre with residential development nearby. Shopping Centre with significant development nearby.
- Anchored by Budgens Supermarket
- Close to community centre, day nursery and Marston's Public House
- Unit has A5 Consent
- The Shopping Centre is situated approx. 2 miles east of Trowbridge town centre
- Other occupiers on the scheme include Lloyds Pharmacy, MIND, Paxtons Estate Agents and several independent operators

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Accommodation

Unit 3 1,022 sq ft (94.95 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£22,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 23 Valuation: £18,000

EPC

C68.

Legal Costs

Each party to be responsible for their own legal costs.



For further information please contact:

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Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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