

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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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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