

## TO LET Retail Unit



Unit E The Gateway  
Trowbridge, BA14 8FZ

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 16,068 sq ft
- ❑ Quoting rent £225,000 per annum

### Contact

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Location

Trowbridge is an affluent county town within Wiltshire. It is located approximately 20 miles south east of Bristol, 9 miles south east of Bath and 100 miles west of London.

The town is well connected by road and rail with the County Way (A361) running through and Trowbridge station providing regular access to London Paddington approximately 1hr 45mins.

Nearby occupiers include **Asda, Next, Boots, New Look, Snap Fitness 24/7 and an Apple Green filling station.**

Accommodation

The premises are arranged over ground floor providing the following approximate internal floor areas:-

|        | Sq m     | Sq ft  |
|--------|----------|--------|
| Ground | 954.02   | 10,269 |
| First  | 538.74   | 5,799  |
| Total  | 1,492.77 | 16,068 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – C-54. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of an assignment of the existing lease due to expire on 12/09/2025.

Tenure

£225,000 per annum.

Service Charge

£7,646.28 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £189,000.

The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

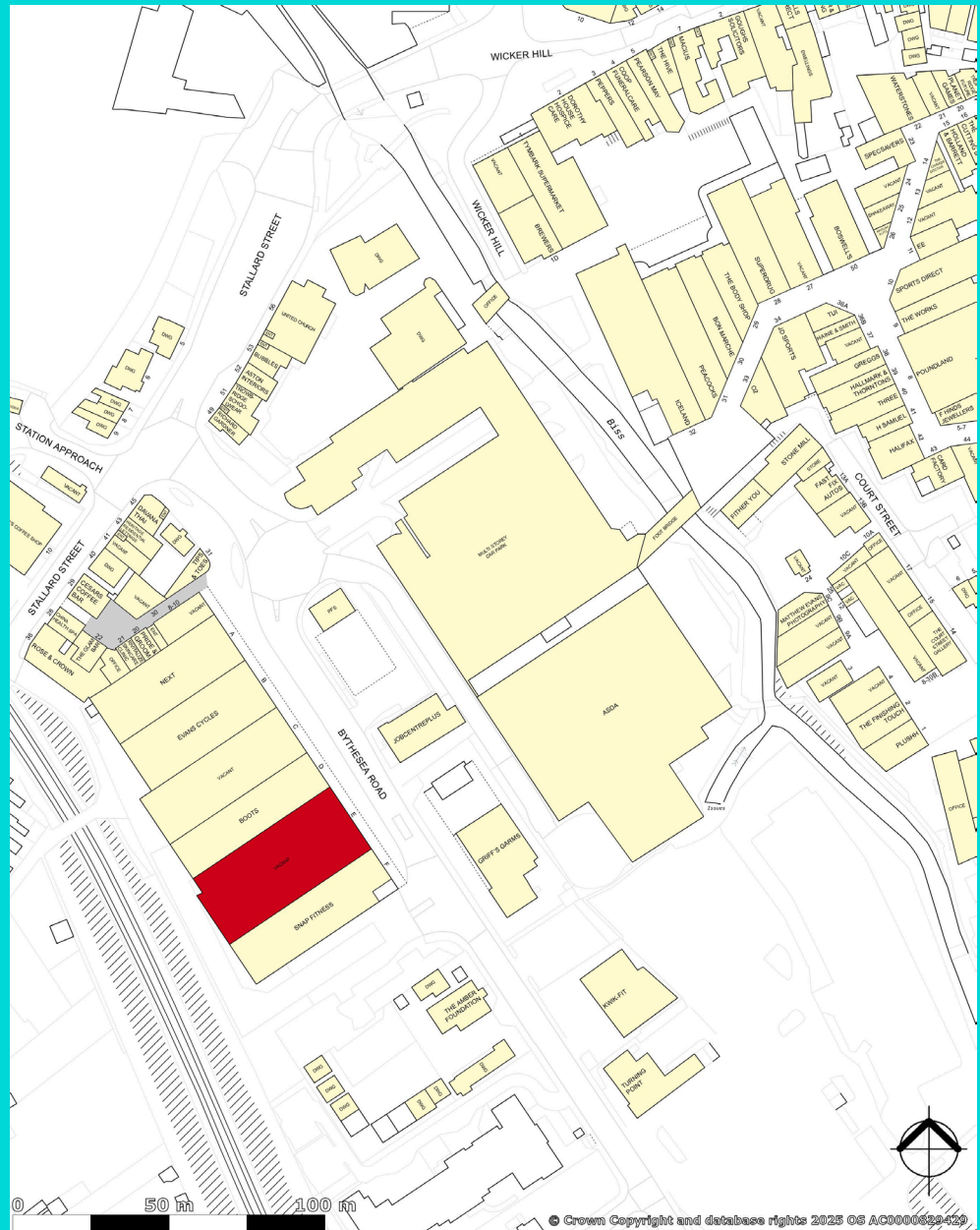
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

## Sainsbury's Property Disposals





# CONTACT

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- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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0370 777 6292

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