

RETAIL TROWBRIDGE

Unit 3 - 15, Paxcroft Mead Shopping Centre, BA14 7GW



SHOP TO LET

LOCATION

Paxcroft Mead is a neighbourhood shopping centre with significant residential development nearby. Anchored by **Tesco** Supermarket Close to community centre, day nursery and Marston's Public House. The Shopping Centre is situated approx. 2 miles east of Trowbridge town centre.

SITUATION

Other occupiers on the scheme include **Robinsons Traditional Fish & Chips, Tesco, Paxtons Estate Agents** and several independent operators.

LEASE

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

RENT

In excess of **£13,200 pax.**

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	659 sq ft	61.2 sq m
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BUSINESS RATES & SERVICE CHARGE

Rateable Value	£11,250
Rates Payable (26/27)	£5,613.75
Service Charge (26/27)	TBA

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING

For further information or to arrange a viewing, please contact:

BWD

Nick De-Pons
07767-768423
ndepons@bwdretail.co.uk

Norton Brown

Jonathan Brown
07944 352723
jb@nortonbrown.co.uk



