

33-34 Fore Street, Trowbridge, Wiltshire BA14 8EW

Freehold Retail Investment

Lot 64

£70,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	396.04 sq m (4,263 sq ft)	LLOYDS	10 years from	£70,000	30/09/2016 (2)
First	Ancillary	247.77 sq m (2,667 sq ft)	PHARMACY LIMITED (1)	30/10/2011 until 29/10/2021		(29/10/2021)
Total		643.81 sq m (6,930 sq ft)			£70,000	

(1) Lloyds Pharmacy is a leading community pharmacy and healthcare provider with over 1,500 pharmacies across the UK (Source: www.lloydspharmacy.com 16/08/2018). The tenant is not in occupation of the unit.
(2) The 2016 rent review is currently outstanding.

Key Details

- Let to Lloyds Pharmacy Limited
- Prominent position on pedestrianised Fore Street
- Popular and attractive Wiltshire town
- Nearby occupiers include Clarks, Monsoon, WH Smith, Starbucks and Boots

Location

Miles: 8 miles south-east of Bath
14 miles south-east of Chippenham
25 miles south-east of Bristol
Roads: A36, A350, A361
Rail: Trowbridge Railway Station
Air: Bristol Airport

Situation

Trowbridge is an attractive town set in the Wiltshire countryside that benefits from direct transport links to London, Bath and Bristol. The property occupies a prominent position on the pedestrianised Fore Street, at its junction with Market Street and the Castle Place Shopping Centre. Nearby occupiers include Clarks, Monsoon, WH Smith, Starbucks and Boots.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. The property benefits from frontage onto Fore Street, as well as a customer entrance and servicing from Market Street at the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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