



Silver Street, Trowbridge, Wiltshire, BA14 **To Let**

A3 Restaurant Premises
Approx.. 1,954 Sq. Ft.
Town Centre Location
New Lease No Premium

£25,000 per
annum

Location:

Trowbridge is the county town of Wiltshire, on the River Biss in the west of the county, 8 miles south east of Bath. The town is also 38 miles south of Gloucester and 20 miles south east of Bristol. Trowbridge has a population of approximately 45,000. There are excellent high-speed rail services to London from Chippenham and Bath, as well as access to the M4 motorway.

Situation:

Located on the one-way system in the town centre and being a short distance from The Shires Shopping Centre. The centre includes an adjoining 1,000-space car park and fronts onto the retail-centred 'high street' which has many banks and cafés. The county town's main museum is within the centre. The town boasts delightful independent shops, High Street outlets and a multitude of supermarkets, cafés, pubs and huge variety of restaurants. The town hosts a weekly market on a Wednesday, featuring local stalls and traders. Other nearby Traders to the subject property include: Swinton Insurance, Corals, Oxfam and Lloyds Pharmacy.

Description:

Pitman House is a Grade II listed building, built circa 1795. The building originally formed part of the much-altered Samuel Pitman Factory. The property is of traditional construction with stone lintels, simple cornice and brick parapet under a tiled roof.

The premises form the whole of the ground floor space and is L in shape. The front section provides customer seating and the restaurant kitchen is located to the rear of the building. There are customer and staff WC's.

Accommodation:

Ground Floor ? 1,954 Sq. Ft (181.53 Sq. M)

User:

We believe the premises fall under Class A3 Restaurants & Café of the Town & Country Planning (Use Class) (Amendment) Order 2005.

VAT

May be applicable at the prevailing rate.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £17,250 however, interested parties should make their own enquiries.

EPC:

Energy performance certificate are awaited for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

Terms:

A new FRI lease for term to be agreed is available directly from the landlord. A fair and reasonable proportion of the service charge will apply on an ad hoc basis.

Rent:

£25,000 per annum

Viewing:

Strictly via sellers sole agent Willmotts Chartered Surveyors

Contacts:

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Map



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