

Trowbridge

25 Fore Street

Wiltshire

BA14 8ER

- **Attractive Freehold Shop Investment**
- Entirely let to Timpson Limited on a lease expiring in 2022
- Tenant in occupation since 1986
- Prominent town centre pedestrianised location opposite WH Smith
- Current Rent Reserved
£21,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Trowbridge is a prosperous Wiltshire town and administrative centre situated on the A361, about 9 miles south-east of Bath, 21 miles south-east of Bristol and 16 miles south of the M4 Motorway (Junction 17). The town serves a population of some 33,000 and enjoys regular rail services (Bristol Temple Meads 32 minutes).

The property is situated in a prominent corner position on the pedestrianised Fore Street, in the heart of the town centre. Occupiers close by include WH Smith, HSBC, Clarks, Monsoon, Costa, William Hill, Thomas Cook and Shoe Zone, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with staff ancillary and storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	6.70 m	(21' 11")
Return Frontage	6.00 m	(19' 8")
Shop and Built Depth	8.45 m	(27' 8")
Ground Floor	49.0 sq m	(527 sq ft)
First Floor	47.5 sq m	(511 sq ft)
Total	96.5 sq m	(1,038 sq ft)

Tenancy

The entire property is at present let to TIMPSON LIMITED for a term of 10 years from 23rd February 2012 at a current rent of £21,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,000+.

Website Address: www.timpson.co.uk

For the year ended 1st October 2016, Timpson Limited reported a turnover of £142.576m, a pre-tax profit of £10.079m, shareholders' funds of £50.498m and a net worth of £50.095m. (Source: Experian 23.02.2018.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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