

St **Stephen's**  
**Place** LEISURE  
PARK

ST STEPHEN'S PLACE  
TROWBRIDGE BA14 8AH



**TO LET RESTAURANT / CAFÉ / LEISURE PREMISES**



The Gateway Shopping Centre

The Shires Shopping Centre

The Old Town Hall

Castle Place Shopping Centre

Trowbridge Town Park

The Civic Centre

Cradle Bridge Retail Park

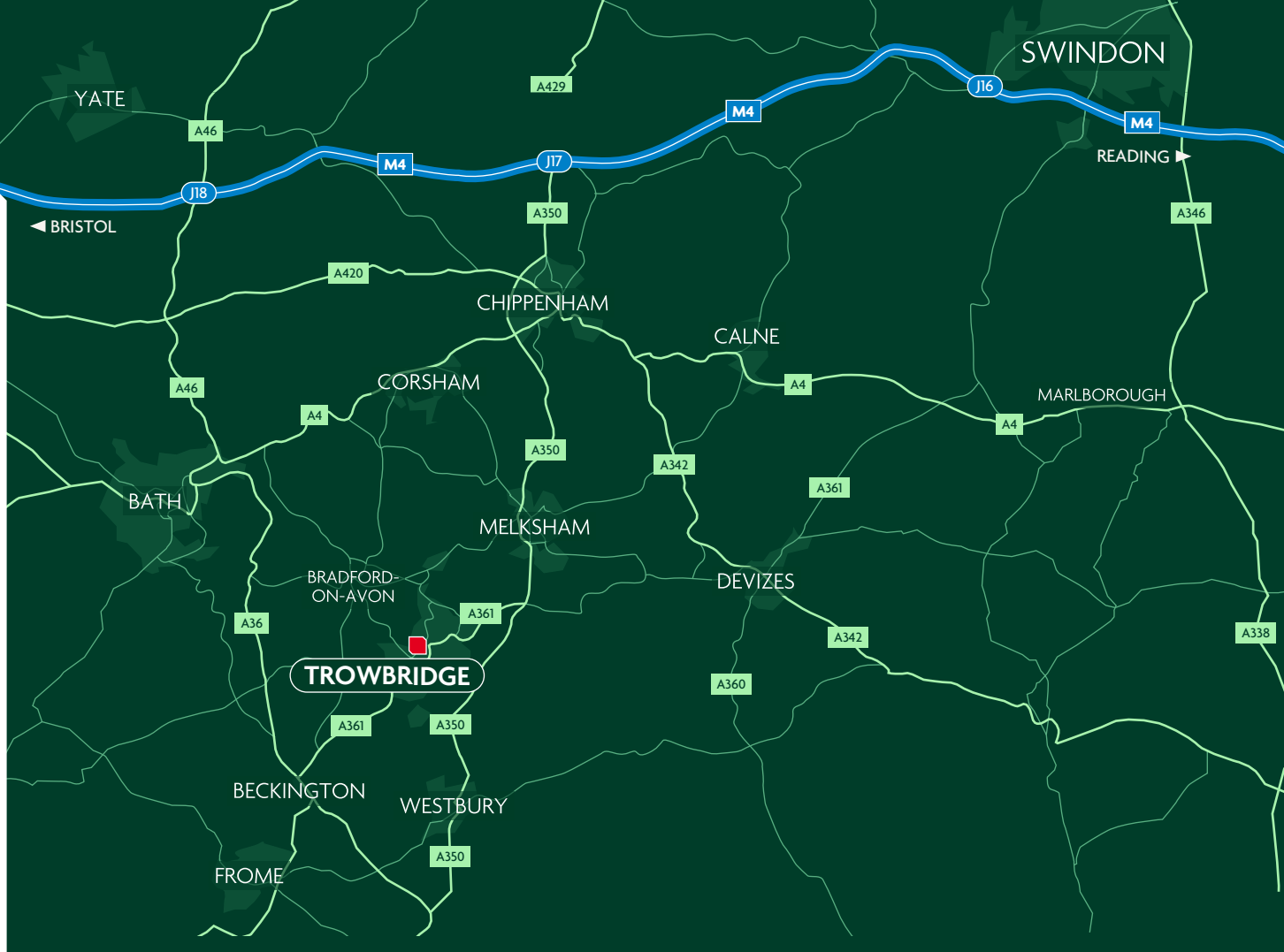
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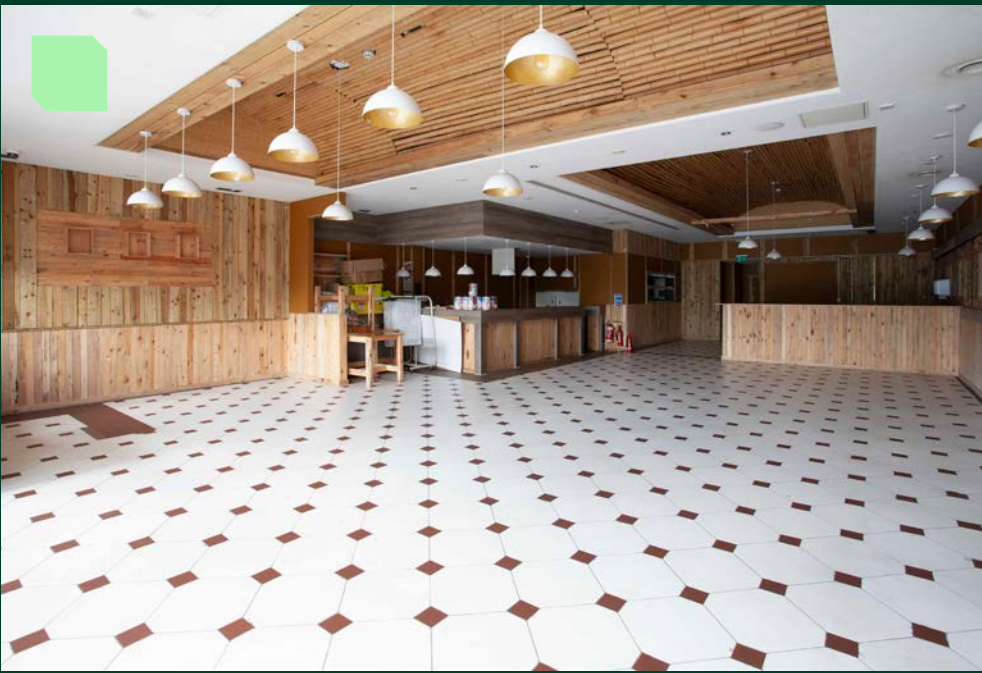
# St Stephen's Leisure Park is situated in Trowbridge town centre immediately off County Way.

Trowbridge is Wiltshire's County Town and is situated just 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol.

The Park itself is anchored by a 7 screen Odeon cinema and an 83 bed Premier Inn hotel with six restaurants/leisure operators including Nandos, Wagamama, Prezzo and Frankie & Bennys.

Adjacent to the Park are further eateries at Cradle Bridge Retail Park including Subway, Dominos, Greggs and Papa Johns as well as an M&S Foodhall and a Toby Carvery. The shopping centres at The Shires and Castle Place are a few minutes walking distance and the new Trowbridge Leisure Centre opposite County Hall is now at an advanced stage of construction. This follows the recent renovation of the Old Town Hall.





# Accommodation

Two units with fully glazed frontages are currently available within the popular scheme and are available for immediate occupation.

## UNIT 2

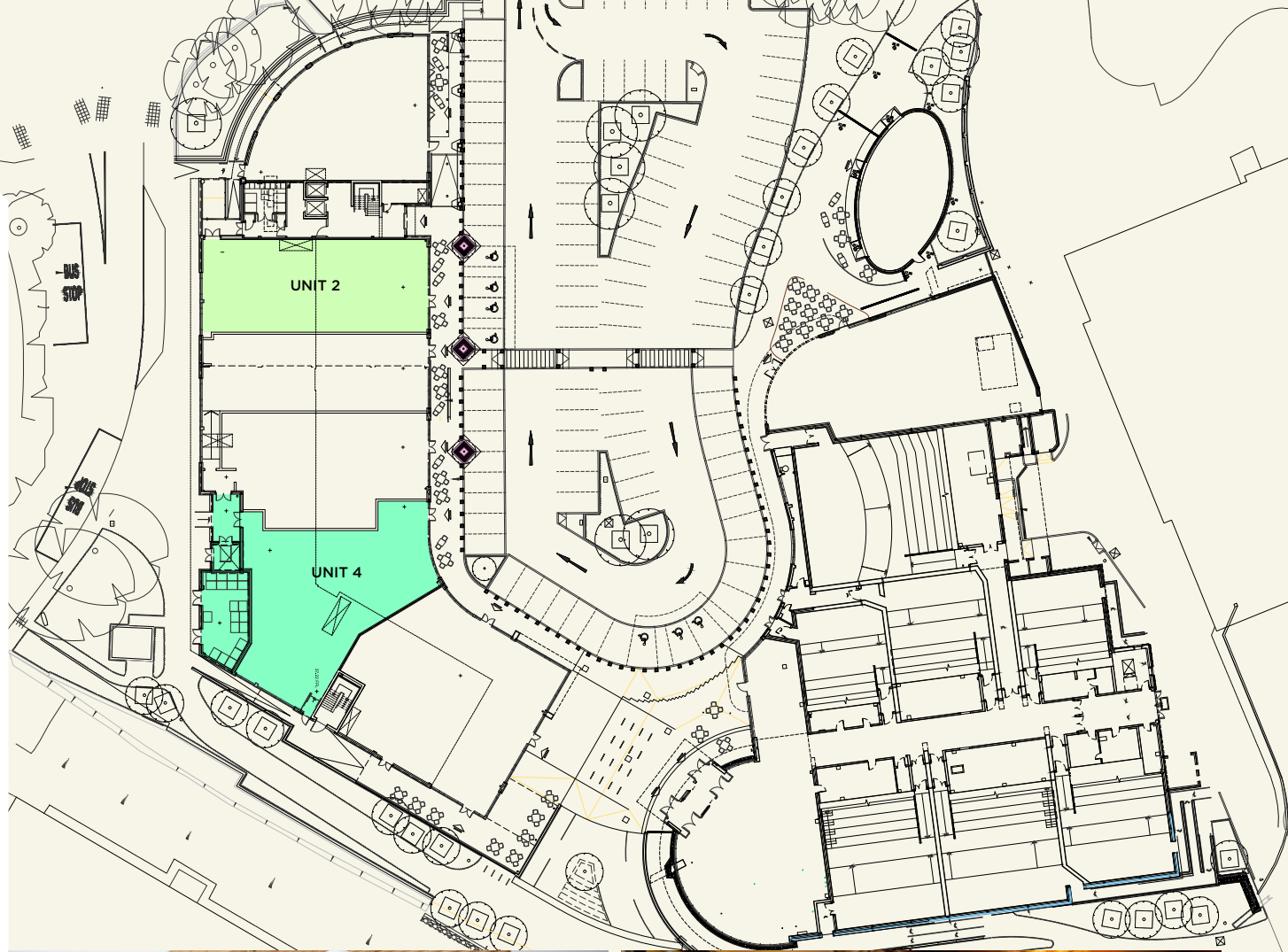
2,600 sq ft (241.54 sq m) with the benefit of a bar area and fitted kitchen & store areas to the rear.

## UNIT 4

4,228 sq ft (392.78 sq m) with the benefit of a fitted bar and cellar area, fitted kitchen and fridge/freezer areas as well as furniture.

Both units are available to lease with the benefit of the previous occupier fitout at nil premium. Alternatively the Landlord will remove the current fitout to provide a shell unit.

Public car parking is provided in the surface parking area in the middle of the Park and there is plentiful additional car parking close by.



## BUSINESS RATES

The vacant units are assessed as “Restaurants & Premises” with the following Rateable Values:

### UNIT 2

£68,500

### UNIT 4

£110,000



## EPCS

The available units benefit from the following EPCs and the certificates are available for inspection from the letting agents:

### UNIT 2 - C(74)

valid to 28 March 2027.

### UNIT 4 - A(22)

valid to 13 August 2034.

## CODE FOR LEASING

For the latest RICS advice on commercial property leasing, please contact the RICS Real Estate Code of Leasing 2020.

## TERMS

The available units can be leased directly from the Landlord on effective full repairing and insuring basis for a term of years to be agreed. There is an estate service charge levied for the maintenance and effective running of the communal areas.

## RENT

The annual quoting rents are;

### UNIT 2

£52,000

### UNIT 4

£84,000

All rents quoted are exclusive of business rates, estate service charge, utilities and VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs.

## REFERENCES/RENTAL DEPOSITS/AML

Financial and accountancy references will be sought from any prospective tenant prior to agreement. A successful Tenant will also be required to provide relevant information to satisfy any money laundering regulations when heads of terms are agreed.



## VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the joint sole agents:

**BROCKHURST**  
PROPERTY MANAGEMENT

STEPHEN BRICKELL  
01225 690041  
sb@brockhurstpm.co.uk

**alder king**

PROPERTY CONSULTANTS

01793 615477  
www.alderking.com

JAMES GREGORY  
07917 188006  
jgregory@alderking.com

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. WL Hollister HD2638 12/25