

16 ISAAC PITMAN

CASTLE PLACE SHOPPING CENTRE · CASTLE PLACE · BA14 8ALF

LEASEHOLD
PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



CBRE savills

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- **Leasehold**
- **Initial rent £30,000 per annum**
- **Prominent period property**
- **Historic market town**
- **Return frontage to castle place Shopping centre**
- **Occupiers nearby include costa, Wilko and Lloyds pharmacy**
- **Incentives available – subject to status**
- **Premises currently closed**

LOCATION

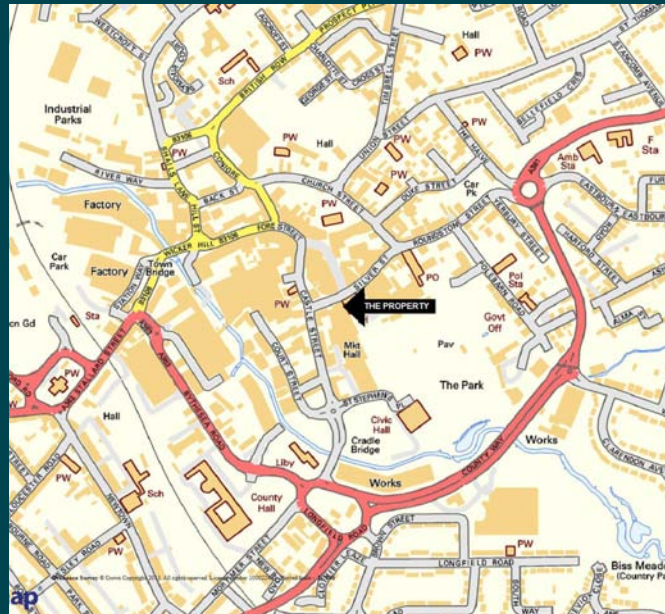
Trowbridge is a historic market town in the county of Wiltshire which is located approximately 8 miles to the south east of bath, 18 miles south east of Bristol. the Isaac Pitman is located in the heart of Trowbridge town centre on the south side of Market street, opposite the pedestrianised retailing area. it forms part of the Castle Place shopping Centre with occupiers nearby including Costa, Wilko and Lloyds Pharmacy.

DESCRIPTION & ACCOMMODATION

The property comprises the ground floor and basement of a three / part four storey building with stone facing elevations under a multi pitched slate tiled roof. the property forms part of Castle Place shopping Centre and is accessed from two entrances, the first of which is off Market street, the second is from a return frontage to Castle Place Shopping Centre.

Ground Floor - Open plan trade area with a single bar servery providing seating for a total of 110. There is a set of customer WC's and disabled WC accessed to the side of the bar servery. The kitchen is located behind the bar servery.

Basement – The basement is accessed from an internal stairwell at the rear of the property. It is split to provide a staff WC, office and cellar. There is a goods lift which connects the basement with the ground floor.



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APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	372	4,004
Basement	Ancillary	99	1,068
Total		471	5,072

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The premises are available by way of a new sublease expiring in 2023 at an initial rent of £30,000 per annum. The most recent annual service charge for the property was £28,836.

RATEABLE VALUE & EPC

2017 Rateable Value - £84,500

EPC - G-168

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12am.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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