

**NEW TO THE MARKET
PRELIMINARY DETAILS
PROMINENT TOWN CENTRE “E” CLASS SHOP
AVAILABLE ON A NEW LEASE**

**54 FORE STREET
TROWBRIDGE
WILTSHIRE
BA14 8ES**

Location

The property is situated in a prime location within the town centre, close to The Shires Shopping Centre and on the main pedestrianised Fore Street which hosts a weekly market on a Wednesday. Costa Coffee is close by and Subway and Shoezone share the same parade of shops. Trowbridge has excellent high-speed rail services to London from Chippenham and Bath as well as access to the M4 motorway.

Accommodation

This ground floor retail property with ancillary storage to the rear has the following floor areas;

Ground Floor Shop	1,128 sqft
Rear Stores	300 sqft

Rent

Offers in the order of £23,500.

Business Rates

The rates payable wef 1st April 2026 will be £7,735.50 pa.

Terms

New lease available by negotiation.

EPC

The property has a current “D” rating to expiry 25th March 2028.

Legal Costs

Each side’s legal costs to be borne by the respective parties.

Possession

Offered July 2026

All enquiries

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