

## FOR SALE / TO LET

**Prominent Retail Unit With Re-Development Potential (STP)  
Net Internal Area Approximately 249.39 Sq M (2,685 Sq Ft) Plus Attic**

- **Prominent Location in the Centre of Trowbridge**
- **Potential to Re-Develop Part or Whole (Subject to Planning)**
- **Attractive Historic Property**
- **Total Sales Area 179.90 Sq M (1,936 Sq Ft)**



### Contact

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# 7 Silver Street, Trowbridge, Wiltshire, BA14 8AA.

## Location

Trowbridge is the county town of Wiltshire and has a population of approximately 45,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham, 12 miles and the city of Bath 12 miles. There are excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway at Chippenham and Bath respectively less than 25 minutes' away.

## Description

The property is a Grade II Listed, two storey, end terrace building, with a double fronted shop unit and retail space to the ground and first floors, together with ancillary storage and office space. To the side of the property is St Georges Works, over which the property has full access rights to a rear access currently used for goods loading.

The property occupies a prominent position on Silver Street, with nearby occupiers including M&Co, The Post Office, Swinton Insurance and Coffee #1.

There is potential to look at re-developing the property, subject to the necessary consents and permissions. The first floor and rear of the property could potentially be converted to a flat, or maisonette, while there is also potential to re-configure the ground floor.

## Accommodation

In accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Addition, the premises extend to the following approximate Net Internal Area:

	Sq M	Sq Ft
Ground Floor Sales	112.12	1,207
Ground Floor Stores	19.03	205
First Floor Sales	67.79	730
First Floor Stores	50.45	543
Attic	17.87	192
<b>Total</b>	<b>267.26</b>	<b>2,877</b>

## Terms

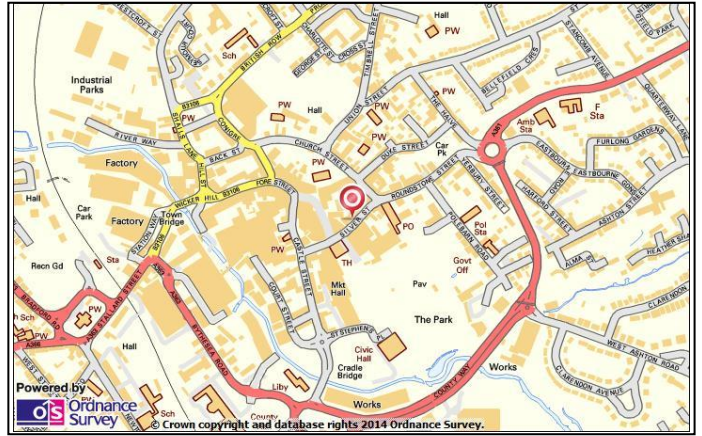
The premises are available either by way of a new Lease for a term to be agreed, or alternatively, the freehold of the property is available to purchase.

## Rental

£20,000 per annum exclusive.

## Price

Offers in the region of £250,000



## Rateable Value

Rateable Value: £17,000

Rates Payable (2016/2017): £8,449.00

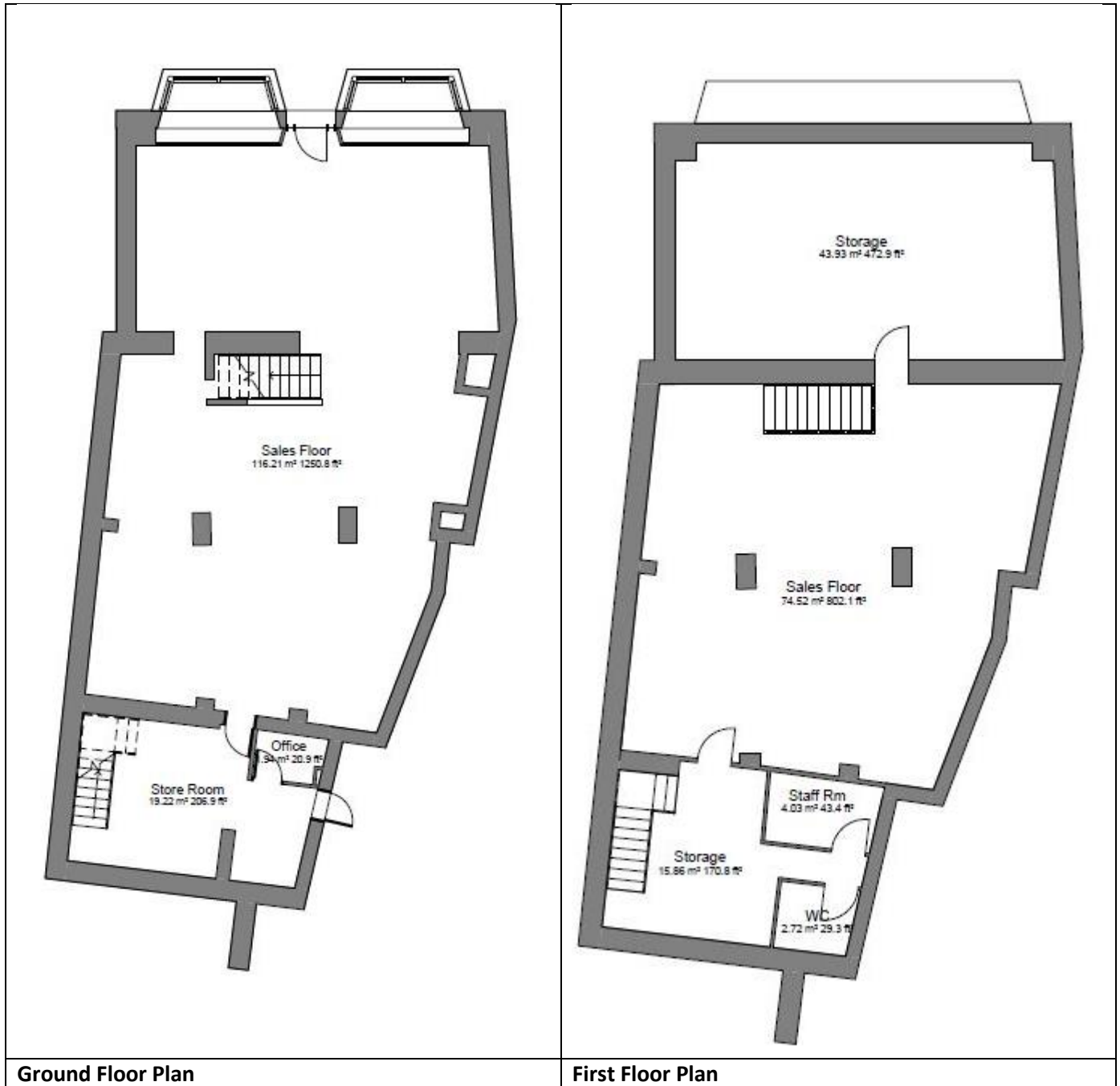
This is an estimate only and takes no account of possible transitional adjustment.

## VAT

The rental is exclusive of VAT, if applicable.

## SUBJECT TO CONTRACT

## 7 Silver Street, Trowbridge, Wiltshire, BA14 8AA.



Ground Floor Plan

First Floor Plan

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# Carter Jonas

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