



Ground Floor Shop
3 Church Walk
Trowbridge
Wiltshire
BA14 8DX

Commercial opportunity of interest to commercial investors and owner occupiers

- Town Centre Shop Unit in picturesque pedestrianised location overlooking the Church
- Grade II listed freehold shop

LOCATION

Trowbridge is the county town of Wiltshire and has a population of approximately 33,108 (2011). 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 also excellent high speed services to London from Westbury, Chippenham and Bath as well as Junctions 17 and 18 of the M4 at Chippenham and Bath respectively, less than 25 minutes away.

The property is situated in the picturesque and pedestrianised Church Walk overlooking St Thomas's Church and being just off prime Fore Street. Church Walk has a number of independent niche retailers beauty salons and professional service.

DESCRIPTION

The property is Grade II listed and comprises a ground floor lock-up shop with small storage area and WC to rear. The property is currently being used as a dog grooming parlour but will be vacated at the end of the year.

The property has Use Class E—General Retail and would suit a variety of retail or commercial uses, subject to planning.

PRICE

£70,000

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £4,350

Current Rate in the £ (2023/24): 0.499 (Small Business Rate Multiplier)

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

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
Ground Floor		
Shop	23.02	248
Store	3.63	39
WC		
Total	26.65	287

TENURE

Freehold—upper parts are held on a long lease, subject to a peppercorn ground rent.

EPC

Energy Performance Asset Rating— Band D [82]. The Certificate can be made available to interested parties upon application.

VIEWINGS

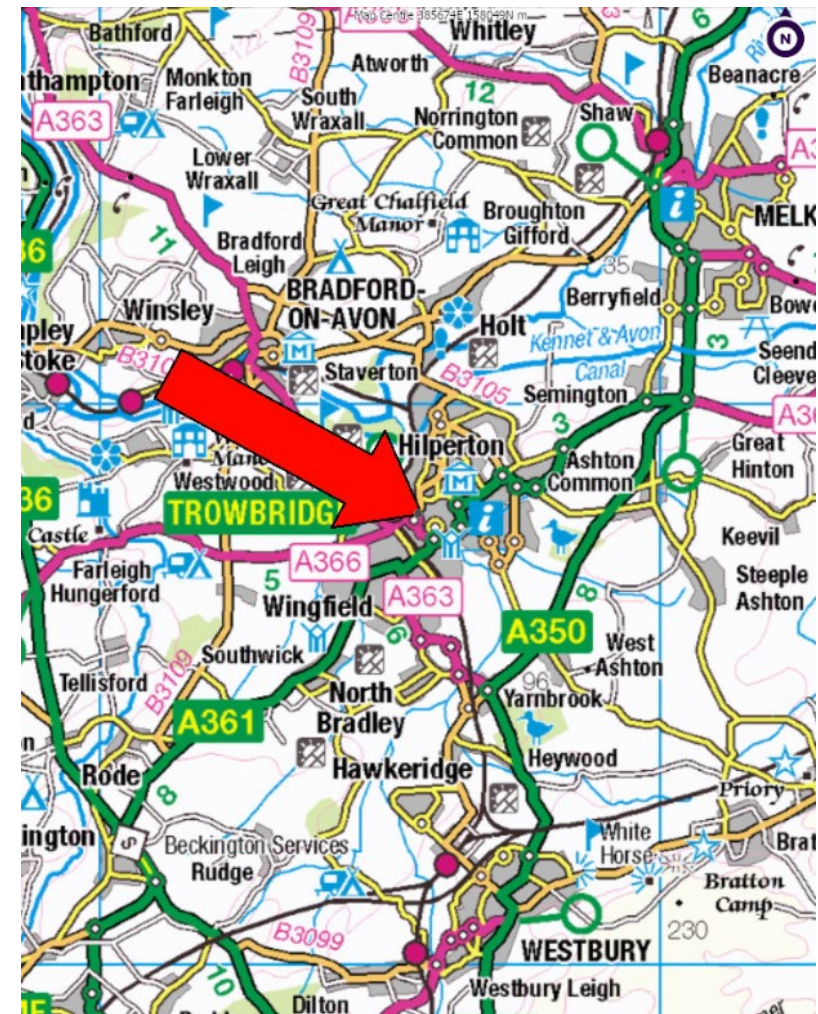
All viewings should be made through the sole agent, Carter Jonas 01225 747260.



SUBJECT TO CONTRACT



For Identification Purposes Only



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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