

FOR SALE

Carter Jonas

PRICE REDUCTION

**32 FORE STREET
TROWBRIDGE
WILTSHIRE, BA14 8EP**

Guide Price: £790,000

- Town centre re-development opportunity
- Prominent prime pedestrianised Fore Street location
- Full planning permission granted for conversion of upper floors to provide 10 apartments
- Ground floor retained for commercial use (a lease of the ground floor (whole or part) is available)
- Development in the heart of the county town of Wiltshire
- EPC Rating to follow



LOCATION

Trowbridge is the county town of Wiltshire, and the property is situated in a prime location in Trowbridge town centre, within the principal pedestrian priority shopping thoroughfare of Fore Street. The property is in close proximity to local shops such as WH Smith incorporating the local post office, banking facilities and local coffee shops such as Costa and Starbucks.

The open space of the town park and its sports facilities is a brief stroll away, and other benefits such as supermarkets, Odeon cinema and restaurants and all within close proximity to the development.

DESCRIPTION

The property comprises a three storey shop with retail on the ground floor and full planning permission to develop and convert the first and second floors in to 10 apartments. Planning number 20/11327/FUL.

The property has return frontage and secondary access/exit doors on to Narrow Street, a pedestrian link to Fore Street/Market Street.

GUIDE PRICE

£790,000.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice. The floor areas calculated are noted below:

FLOOR / USE	SQ M	SQ FT
Ground Floor		
Retail Area	403.7	4,345
ITZA	117.24	1,262
Storage	2.2	24
Total	405.9	4,369
First Floor		
Storage	387.2	4,168
Second Floor		
Ancillary	77.1	830
Basement		
	27	291
TOTAL	897.2	9,658

LEGAL COSTS

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

TENURE

Freehold with vacant possession.

Alternatively a lease of the Shop would be considered

BUSINESS RATES

Rateable Value: £59,000 (Shop & Premises)

Prospective purchasers are advised to make their own enquiries in respect of the exact business rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

BUILDING WORKS

The owner is currently undertaking works to the property to turn the ground floor into a “white box” specification which can be easily used as a single space or simply modified into two independent spaces suitable for two separate tenants.

The works include removal of asbestos which is complete. New electric, communications, water and drainage connections suitable for the new apartments planned for the upper floors. New ground floor entrances and bin store ready for the apartments. Also, new openings for the commercial units into Narrow Wine Street. The works are expected to be completed during Spring 2024.

Further details from the selling agents.

EPC

EPC Certificate is to be reassessed.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas 01225 747260 or joint agents Davies & Davies.

SUBJECT TO CONTRACT



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FURTHER INFORMATION

Should you require further information please contact:

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