



Ground Floor Office
8 Hill Street
Trowbridge
Wiltshire
BA14 8LD

Commercial opportunity of interest to commercial investors and owner occupiers

Net Internal Area: 52.45 sq m (565 sq ft)

- Town Centre Office Suite in prominent location overlooking Inner Relief Road
- Grade II listed property.

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 overlooking the Wicker Hill / Hill Street junction, what was part of the Town Centre Improvement works and benefits from a high volume of passing traffic. The Property is within easy walking distance of the Railway Station and all the town centre amenities.

DESCRIPTION

The property is Grade II listed and comprises a pair of offices situated on the ground floor, the main office having a shop front to Hill Street. To the rear of the property is a store and WC. The property was most recently used by an Estate Agency.

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

PRICE

£35,000

VAT

The Property is not registered for VAT.

BUSINESS RATES

Current Rateable Value: £6,400

Current Rate in the £ (2024/25): 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		
Main Office	35.06	377
Office 2	13.16	142
Store	4.23	46
WC		
Total	52.45	565

TENURE

Freehold (part share).

Service charge of £1,200 pa is payable.

EPC

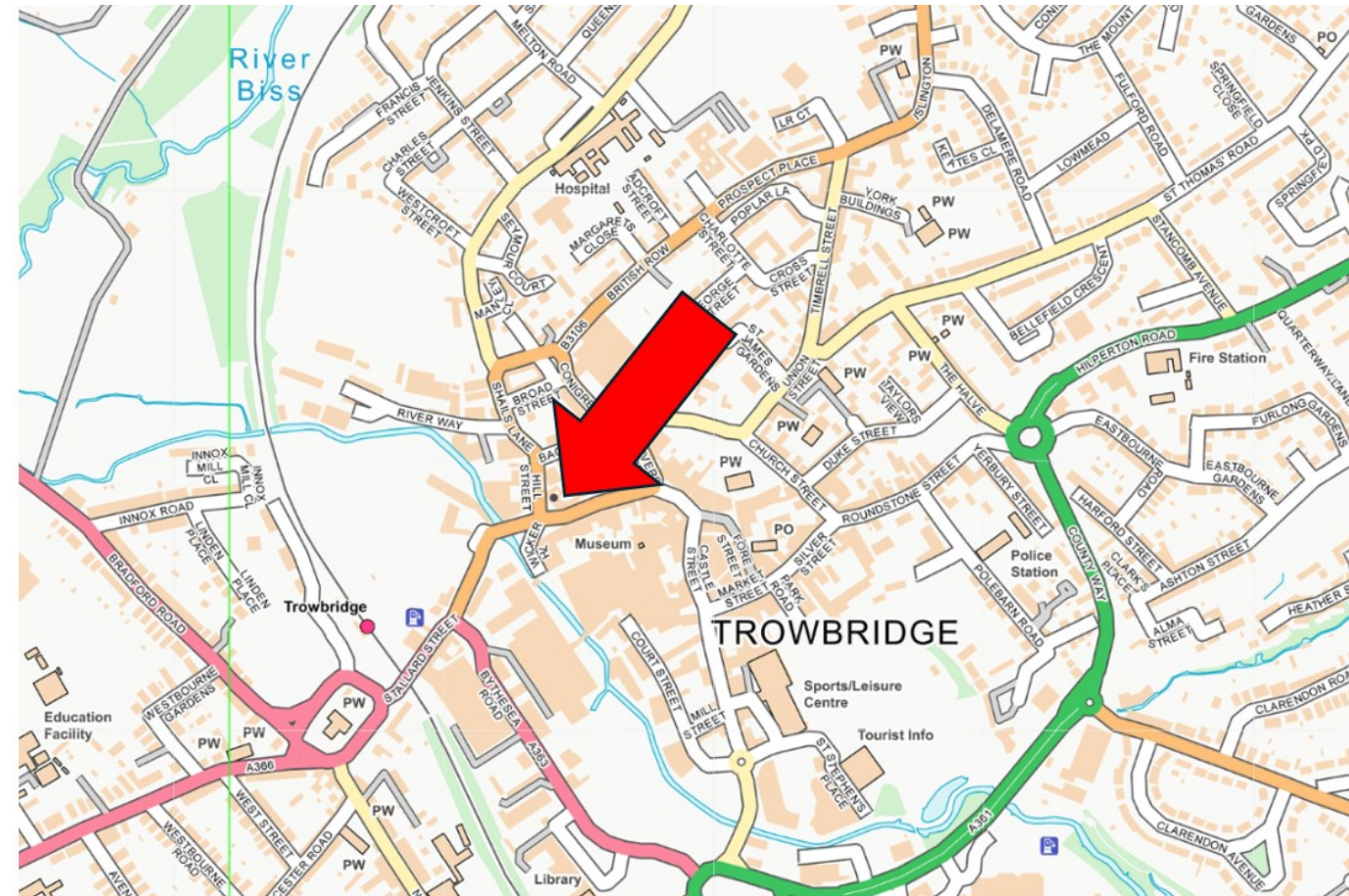
Energy Performance Asset Rating— Band C [65]. The Certificate can be made available to interested parties upon application.

VIEWINGS

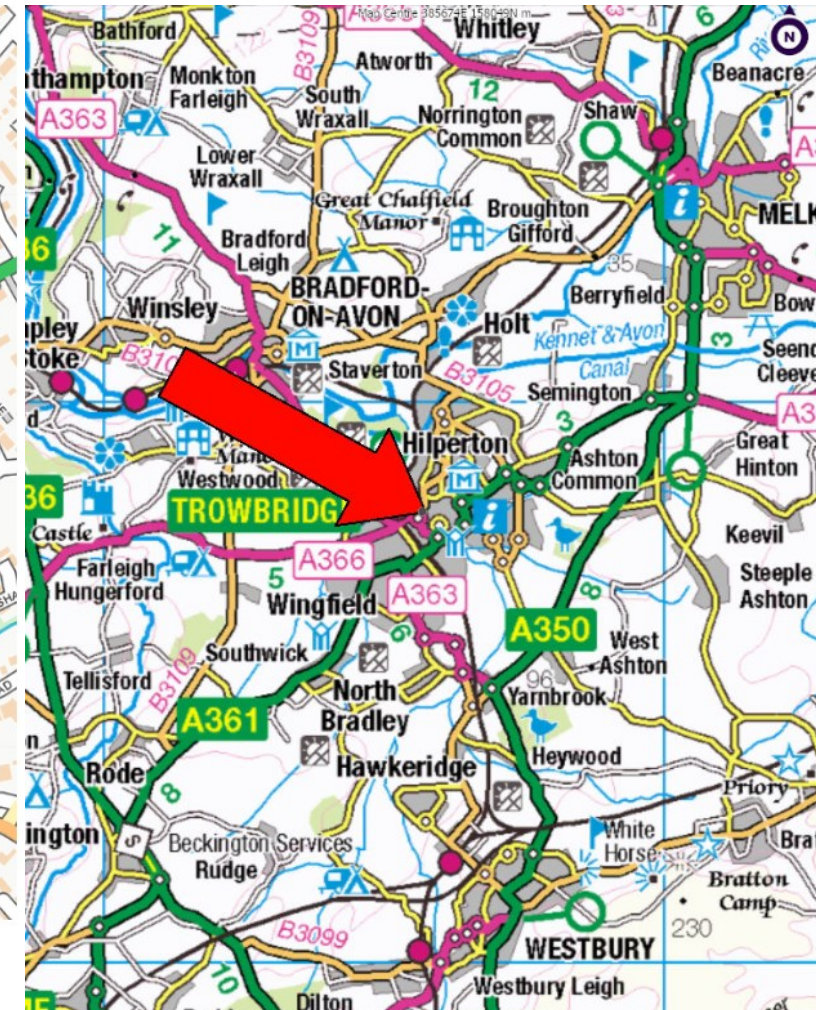
All viewings should be made through the sole agent, Carter Jonas 01225 747260.



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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