

# FREEHOLD INVESTMENT FOR SALE



Ground Floor Shop  
1 Manvers Street  
Trowbridge  
Wiltshire  
BA14 8EH

- Let on effectively Full Repairing Lease for a term of 15 years, expiring December 2040.
- Established tenant in central location within busy market town.

## LOCATION

Trowbridge is the county town of Wiltshire and the property is situated in a prime location within the town centre, located 8 miles south east of Bath. The town is also 38 miles south of Gloucester and 20 miles east of Bristol. Trowbridge has a population of approximately 45,000. There are excellent high-speed rail services to London from Chippenham and Bath as well as access to the M4 motorway.

Retailing in the town is principally between Fore Street, The Shires and Castle Place Shopping Centres.

The subject premises occupy a prominent location just off the centre of Trowbridge, located on the junction of Manvers Street and Fore Street and close to a number of main bus stops in the town. Nearby retailers include Lloyds Bank, Subway, Nat West Bank and a number of estate agencies.

Fore Street hosts a weekly market on a Wednesday , featuring local stalls and traders. and a number of specialist independent retailers.

Trowbridge town centre is currently having grant funding undertaken in a comprehensive refurbishment of the public realm during 2025.

## DESCRIPTION

The property comprises a ground floor retail unit currently trading as a therapy consultancy.

This property is occupied by an established independent operator. The upper parts are sold off on long leases.

## PRICE

£60,000

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £3,650

Purchasers are advised to make their own enquiries on the above assessment..

## ACCOMMODATION

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

Ground Floor	Sq M	Sq Ft
Retail Area	23.96	258
Kitchen	4.75	51
<b>Total</b>	<b>28.71</b>	<b>309</b>

### ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

## TENURE

The property is held on a lease for a term of 7 years from 11 April 2023 at a rental of £6,000 per annum.

Tenant break at 17 August 2025—not exercised.

Full repairing and insuring by way of service charge.

## VIEWINGS

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

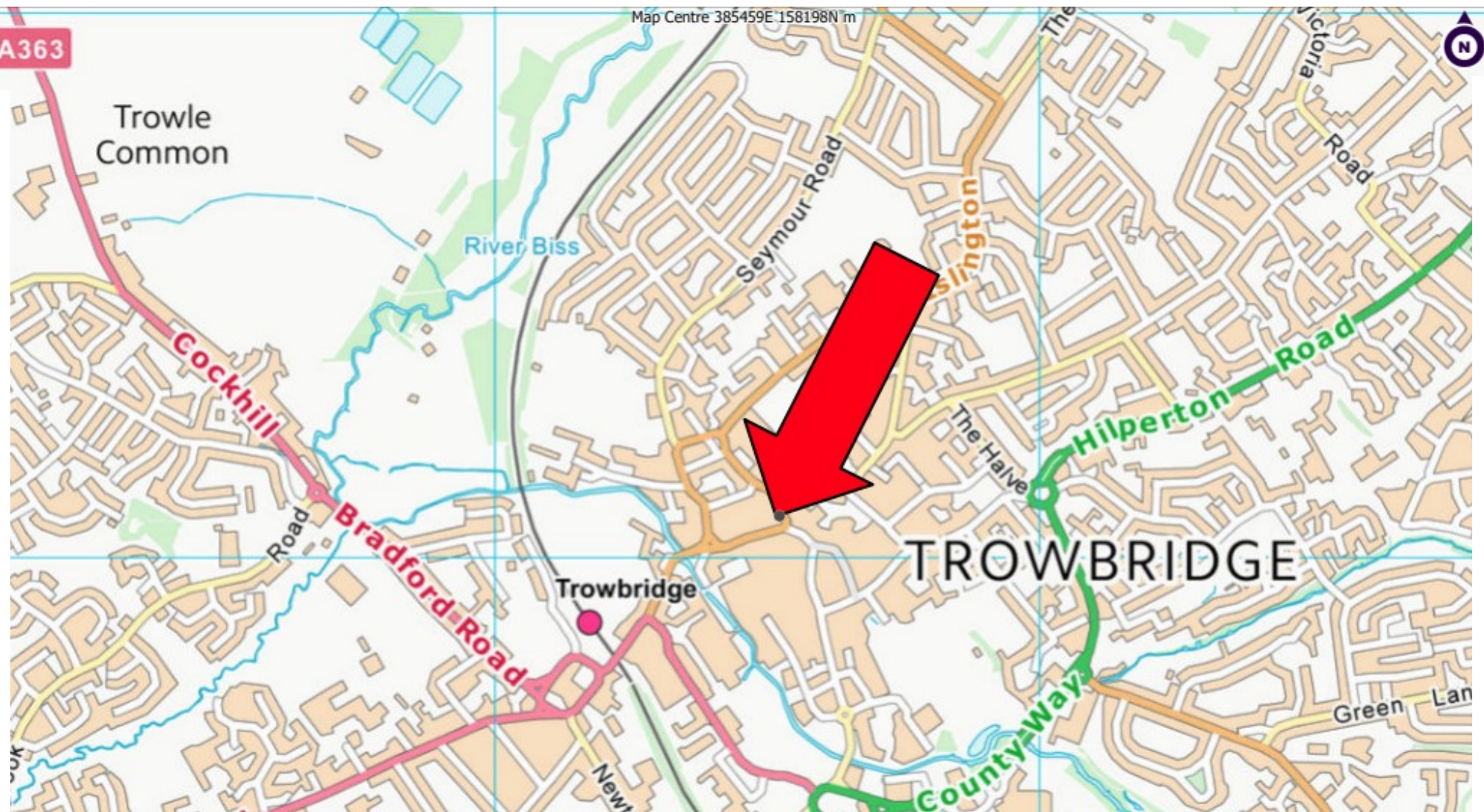
## EPC

Energy Performance Asset Rating— 121 [E].

The Certificate can be made available to interested parties upon application.

**SUBJECT TO CONTRACT**





## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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