

**FOR SALE**

**Carter Jonas**

**PRICE REDUCTION**



**Ground Floor Premises –  
Colborne Trophies  
Park Road  
Trowbridge  
Wiltshire  
BA14 8AQ**

**Long Leasehold For Sale  
Commercial unit / Development Opportunity (STP)  
GIA 487 sq m / 5,239 sq ft**

- **Town Centre location adjacent to the Town Park**
- **Good On Site Parking**

## LOCATION

Trowbridge is the county town of Wiltshire and home of Wiltshire County Council, the largest employer in the town. The property is situated in a central location adjacent to the Town Park, with the town centre shops and St Stephens Place with the Odeon Cinema, restaurants and supermarkets all a short walk away.

Trowbridge is situated 8 miles south east of Bath on the junction of A361 and A363. The town benefits from a train service to Bath / Bristol and the south coast and to London via Westbury or Bath.

## DESCRIPTION

The property comprises the ground floor of a three storey period factory, the upper parts having been converted into residential flats, circa 16 years ago. The ground floor has historically been occupied by Colborne Trophies most recently being used for offices, showroom, workshops and stores in connection with this long established business.

The property is approached over a shared yard area benefiting from allocated parking adjacent to the property.

Adjacent to the property is the Albany Palace, a Wetherspoons Public House and The Park Club, a community hall.

## PRICE/RENT

Offers are invited on £175,000.

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £12,250 (Workshop)

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

## ACCOMMODATION

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

	Sq M	Sq Ft
<b>Ground Floor</b>		
Offices, Showroom, Workshops and Ladies and Gents WCs	486.74	5,239

## PLANNING

The premises have planning consent under Use Class E. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN Tel: 0300 456 0100

## TENURE

Long leasehold interest with vacant possession.

Property is held on a 999 year lease from 29 September 2005, at nil ground rent.

## VIEWINGS

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

## EPC

An EPC has been commissioned and is available on request.

## FURTHER INFORMATION

If you wish to arrange a viewing or require any further information please contact:

**Colin Scragg**

**Partner**

[Colin.Scragg@carterjonas.co.uk](mailto:Colin.Scragg@carterjonas.co.uk)

01225 747268

07974 399432

James House, The Square, Lower Bristol Road, Bath, BA2 3BH.

## SUBJECT TO CONTRACT

**Carter Jonas**

## IMPORTANT INFORMATION

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## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

## Colin Scragg BSc FRICS

>Tel 01225 747268 / 07974 399432

>Email: [colin.scragg@carterjonas.co.uk](mailto:colin.scragg@carterjonas.co.uk)

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