

FOR SALE

Carter Jonas



66 FORE STREET
TROWBRIDGE
WILTSHIRE
BA14 8HQ

GROUND FLOOR SHOP WITH ANCILLARY KITCHEN AND
BASEMENT

Approx. NIA 168.02 sq m / 1,809 sq ft

- Prominent Corner Roadside Location
- Scope for a variety of F & B Uses

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 2024.

DESCRIPTION

The property comprises the ground and basement of a Grade II listed building with a double fronted shop on to Fore Street, comprising a ground floor restaurant/shop with kitchen and WCs to the rear and storage at basement level.

PRICE

Offers invited in excess of £190,000.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £13,250

Current Rate in the £ (2024/25): 0.499

Description: Café and Premises

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	92.30	994
Kitchen	40.82	439
WCs		
Basement — Stores	34.90	376
Total	168.02	1,809

TENURE

Freehold with vacant possession.

VIEWINGS

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

EPC

An EPC has been undertaken and the property has an assessment of B [32].



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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