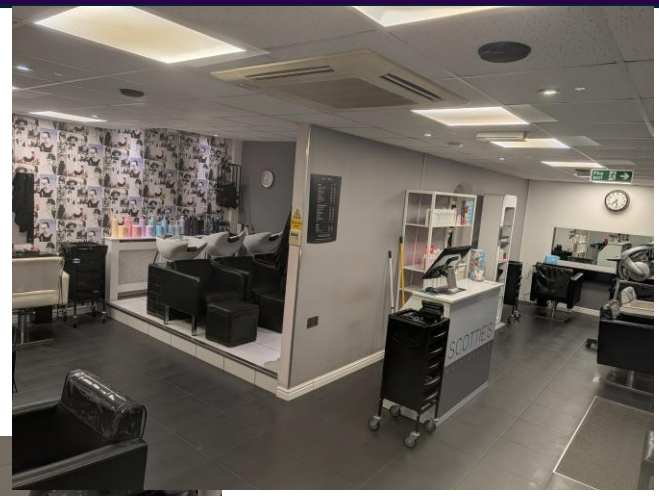
FOR SALE or TO LET

Carter Jonas







4 Manvers Street,
Trowbridge,
Wiltshire,
BA14 8GH

GROUND FLOOR LOCK UP SHOP

Net Internal Area: 55.65 sq m / 599 sq ft

- Modern Shop Unit, currently fitted out as a salon
- Long Leasehold interest
- Prominent main road location within town centre

LOCATION

Trowbridge is the county town of Wiltshire, and the property is situated in a prime location within the town centre, located 8 miles southeast 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 Centre.

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, NatWest 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.

DESCRIPTION

Double fronted modern ground floor shop unit, well fitted currently as a hair salon. The premises benefit from fitted suspended ceiling with recessed fluorescent lighting and spot lighting. Heating is via ceiling mounted air conditioning.

TENURE

Long leasehold interest for a term of 999 years from 1 January 2009.

Alternatively, the property is available on a commercial lease, on terms to be agreed.

ACCOMMODATION

	Sq M	Sq Ft
Shop	50.68	546
Kitchen	4.97	53

PLANNING

The most recent use of the property was for retail within Use Class E. Prospective purchasers are advised to make contact with the **Local Planning Authority Wiltshire Council:**

Tel:
03004560114
Email:
developmentmanagement@wiltshire.gov.uk.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Rateable Value: £8,400
See:- https://www.tax.service.gov.uk for reference.

Carter Jonas

QUOTING PRICE

£150,000

Rent on application.

SERVICES

We understand all services are connected to the subject property.

EPC

An EPC has been commissioned and can be made available to interested parties.

AML / SANCTIONS CHECKS

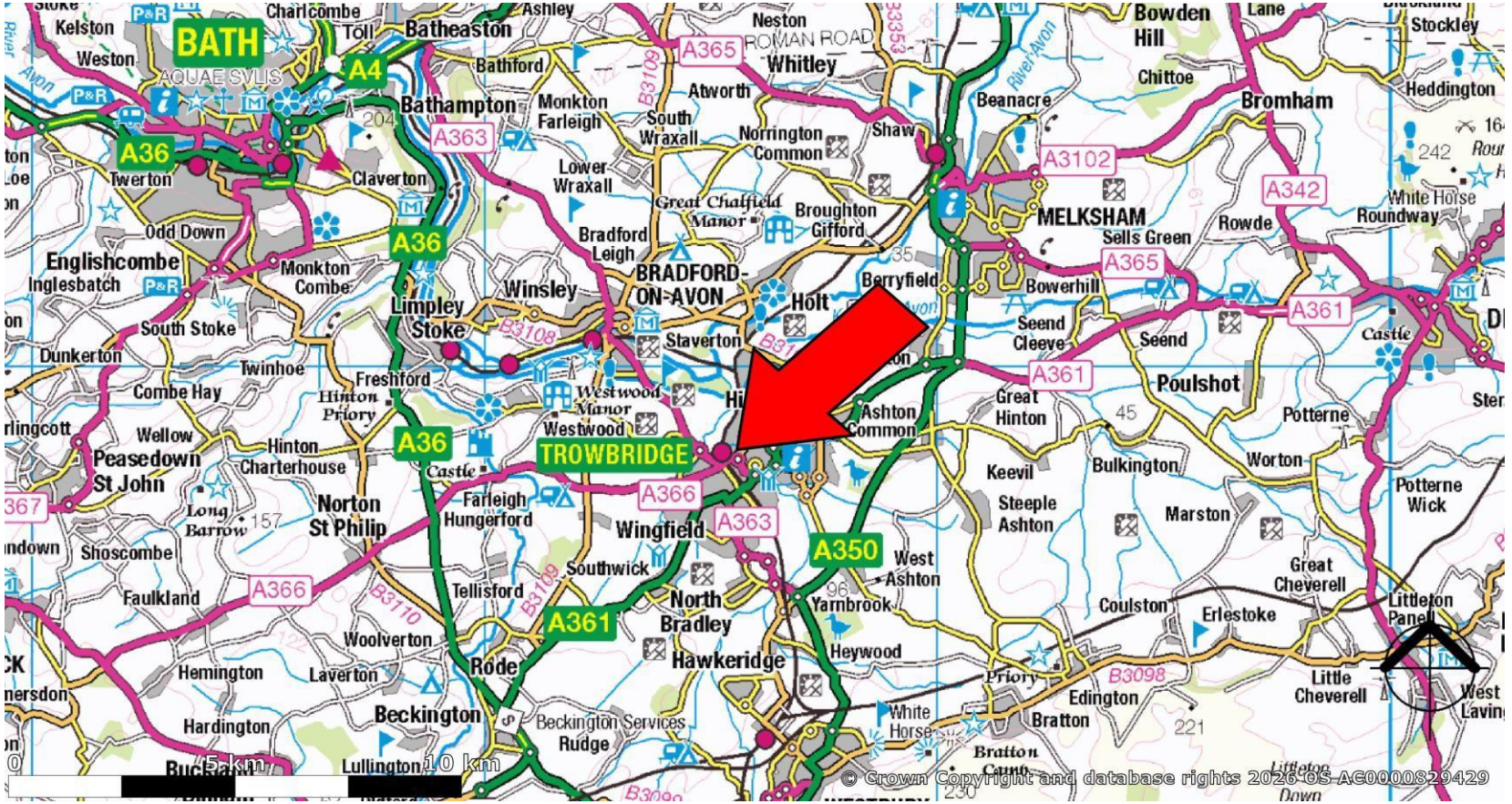
In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 01225 747260.

Subject to Contract

Carter Jonas



Colin Scragg BSc FRICS

Partner

Colin.scragg@carterjonas.co.uk

07974 399432 / 01225 747268

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

November 2026

SUBJECT TO CONTRACT