FOR SALE

Carter Jonas









7 Market Street
Trowbridge
Wiltshire
BA14 8EY

Town Centre Retail Investment

- Prominent Town Centre
- Strong national covenant
- On site parking

LOCATION

Trowbridge is the county town of Wiltshire approximately 12 miles south of Bath, 40 miles south west of Swindon and 33 miles north east of Salisbury.
The property occupies a prominent central location within the town being located on the corner of Market Street and Castle Street and opposite one on the principal entrances to The Shires Shopping Centre.

DESCRIPTION

The Property comprises an end terrace two storey commercial building with a return frontage to Castle Street and with parking to the rear of the Property.
The Property is adjacent to the towns main taxi rank and bus stops and is on the pedestrian link between the Shires Shopping Centre and the pedestrianised Fore Street.
The Property is currently occupied by the Coventry Building Society.

TENURE

The freehold of the property is available to purchase.
The property is held on a 3 year lease on full repairing basis from 27 November 2025. Lease is inside the Act.
Passing rent is £20,750 per annum

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	92.44	995
First Floor	82.61	889
Total	175.05	1,884

CREDIT RATING

The Coventry Building Society have a Creditsafe Rating of B [62]

LEGAL COSTS

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

BUSINESS RATES

Rateable Value:£20,250
See:- https://www.tax.service.gov.uk for reference.

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QUOTING PRICE

Offers in excess of £250,000 reflecting a net initial yield of 8.09% after allowing for purchasers costs at 2.60%.

EPC

Energy Performance Rating – B [50].
Expiry date – 16 November 2033

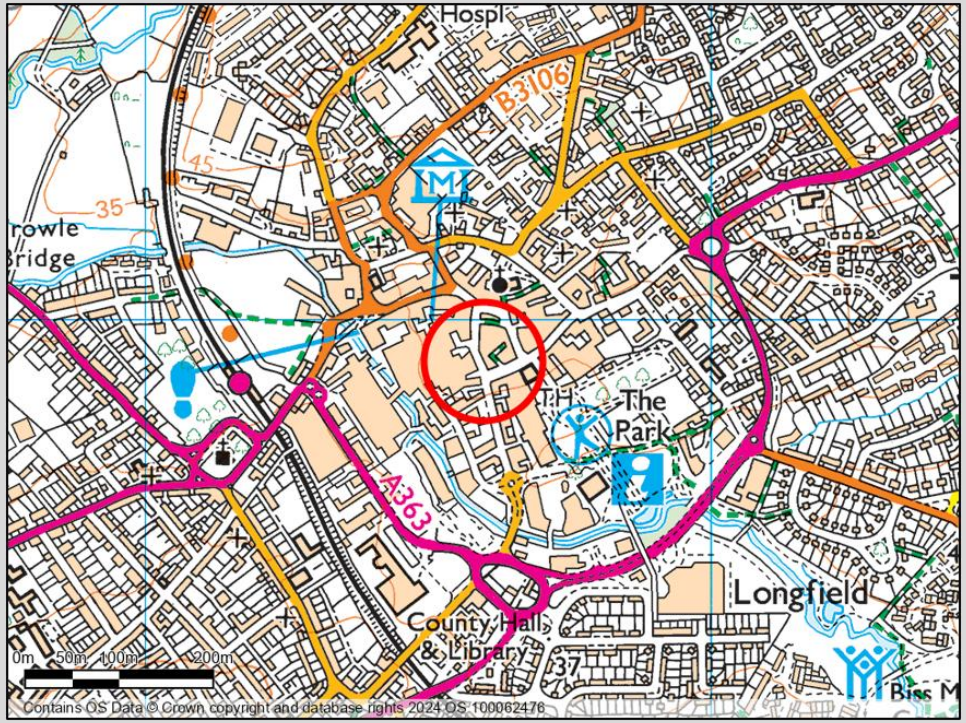
AML / SANCTIONS CHECKS

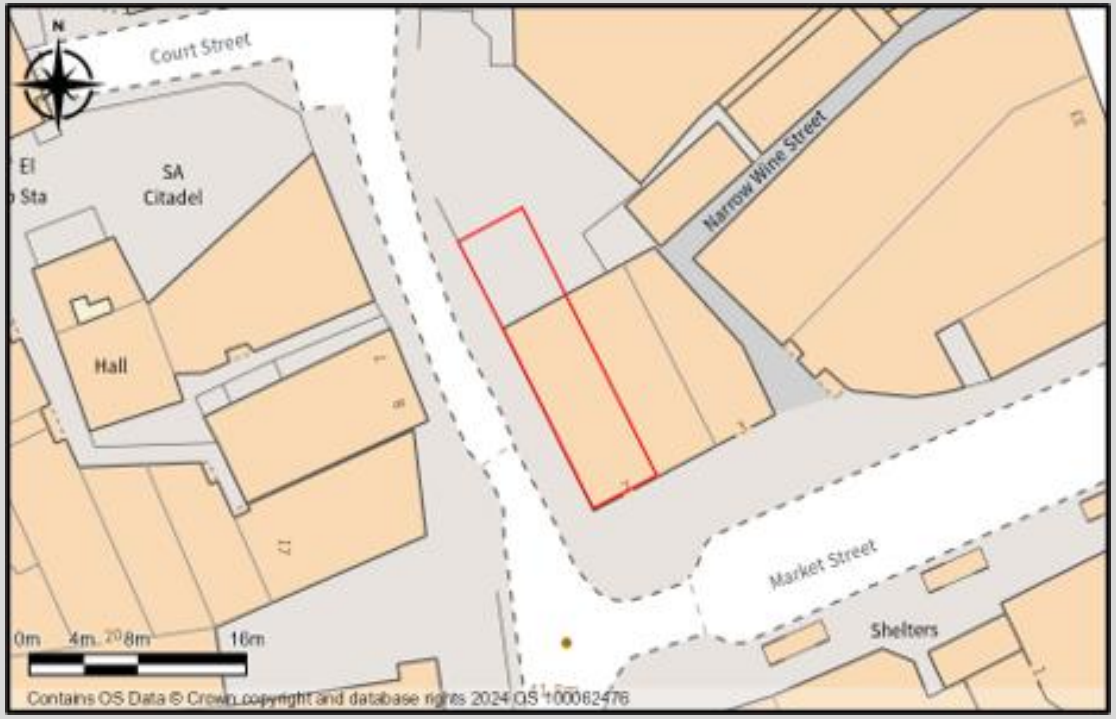
In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms and to provide source of funds.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.

Subject to Contract





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IMPORTANT INFORMATION
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October 2026

SUBJECT TO CONTRACT