



Ground Floor  
11 Duke Street  
Trowbridge  
Wiltshire  
BA14 8EA

Ground Floor Commercial Premises

Gross Internal Area: 57.53 sq m / 619 sq ft

- Modern ground floor premises suitable for a variety of commercial uses
- Residential conversion opportunity, STP
- Adjacent to town centre

## LOCATION

Duke Street is situated on the eastern side of the town centre, only a few yards from the main shopping thoroughfares and adjacent to Julian House and a number of professional offices

Trowbridge is the county town of Wiltshire and has a population of approximately 47,000. It is well located for access to nearby towns, with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles. There are excellent high speed rail services to London from Westbury, Chippenham and Bath, as well as junctions 17 and 18 of the M4 motorway, at Chippenham and Bath respectively, less than 25 minutes' away.

The property benefits from time restricted parking on Duke Street, adjacent to the subject property.

## DESCRIPTION

This is a rare opportunity to acquire ground floor office accommodation in Trowbridge town centre, although the unit could equally be used for retailing purposes or developed for residential purposes. The building was totally redeveloped in the late 1990's and comprises offices, staff welfare facilities and an allocated car parking space with a secure courtyard. The property benefits from front and rear access. The property benefits from, gas fired central heating, disabled compliant ladies and gents WCs and double glazing.

## PRICE

£125,000

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £3,900

Current Rate in the £ (2025/26): 0.499

## ANTI MONEY LAUNDERING

In line with statutory requirements all potential occupiers will be subject to the usual identity checks on agreement of heads of terms for a potential sale or letting.

## ACCOMMODATION

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

	Sq M	Sq Ft
Ground Floor		
Reception, Offices and Kitchen areas (NIA)	51.02	549
Gross Internal Area	57.53	619

## TENURE

Long lease for a term of 999 years from 21 November 2001 at a rent of £100 pa.

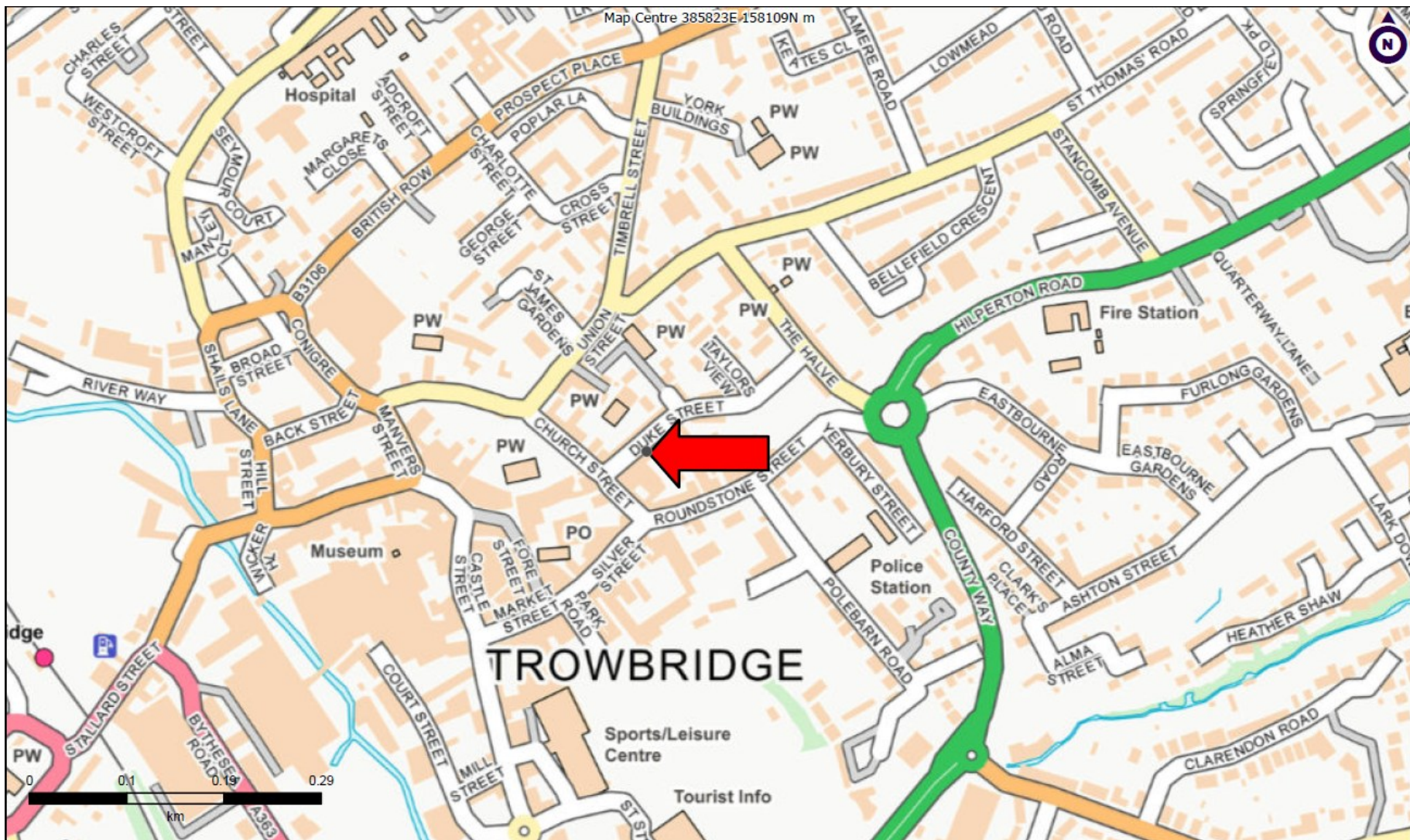
## VIEWINGS

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

## EPC

Energy Performance Asset Rating— 99(Band D). 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**

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## IMPORTANT INFORMATION

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