



## The Old Forge

Bath Road (A4), Froxfield, Marlborough, SN8 3LD

**Prominent 0.7 Acre Site  
Fronting the A4 (Bath Road)  
Including a Detached 1,000  
sq ft Building**

**1,000 sq ft**  
(92.90 sq m)

- Could suit retail, roadside, vets, medical, childrens' nursery residential (STPP)
- Development potential (STPP)
- Of interest to Use Class E/Roadside occupiers
- Busy main road frontage facing the A4 Bath Road
- Adjacent to OKA (high end home and garden furniture retailer)

01256 840777

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## Summary

Available Size	1,000 sq ft
Price	Offers in excess of £290,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable. We understand that the premises is NOT elected for VAT purposes
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

## Description

The premises comprise a total site area of 0.7 acres fronting the A4 (Bath Road). Access is provided through metal gates onto a driveway which is shared with OKA.

There is a single storey office/store under a pitched tiled roof, with gravel car parking to the rear. The building is of traditional brick construction and is understood to have been built in around 1990.

The building has undergone a basic refurbishment, which comprises a sales area, office, kitchenette and wc facilities, and 2 French doors. There is an additional sales area which comprises French doors and wood effect strip flooring. Lighting is provided via spot lighting and wall mounted electric convector heaters (not tested).

We believe the site could be suitable for a wide range of uses to include roadside, display and storage of garden buildings/home offices, coffee shop/café, office/workshop/storage, home products related uses, veterinary/medical, etc....

## Location

The Forge is located on the western outskirts of Froxfield, approximately 4 miles from Hungerford and 6 miles from Marlborough, within the county of Wiltshire. There is easy access to junction 14 of the M4 motorway to the east, and junction 15 of the M4 at Swindon to the west.

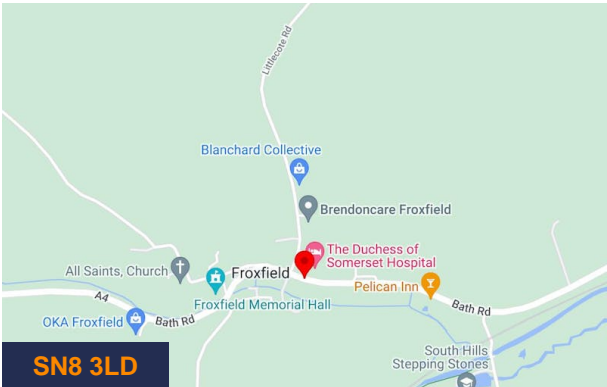
The Old Forge fronts the south side of the A4 on the western edge of the village of Froxfield, set within open countryside. The site is shared with OKA who are a chain of high-end home and garden furniture manufacturers and retailers, this being one of the original and top performing showrooms in the M4 corridor.

## Terms

The premises are Freehold with the benefit of full vacant possession.

## Viewings

Strictly by appointment with the sole agents.



## Viewing & Further Information



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