



In partnership with



62 Fore Street

Trowbridge, BA14 8EX

Former Bank Premises

5,068 sq ft

(470.83 sq m)

- Prominent town centre location
- Car parking and garage to the rear
- Freehold
- All interested to be logged via Offr. Please scan the QR code to register

Summary

Available Size	5,068 sq ft
Price	Offers in the region of £420,000
Rates Payable	£13,223.50 per annum
Rateable Value	£26,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

Trowbridge is a historic yet evolving market town approximately 12 miles southeast of Bath. Trowbridge has a growing population of approximately 45,000. It offers a mix of cultural venues, shops, and decent road and rail transport links.

The main retail pitch is centred around The Shires Shopping Centre, Castle Street and Fore Street, which is semi-pedestrianised.

The subject property sits at the northern end of Fore Street close to Subway, Anytime Fitness and a number of estate agents and independent retailers.

Description

The subject property is a mid-terrace premises arranged over ground, first and second floors. The ground floor provides a banking hall with back office, kitchen area and strong rooms. The upper floors provide further office/stores and WC facilities. There are two entrance points to the front of the property. To the rear, there is a large car park and garage building which together provides parking for approximately 10 cars.

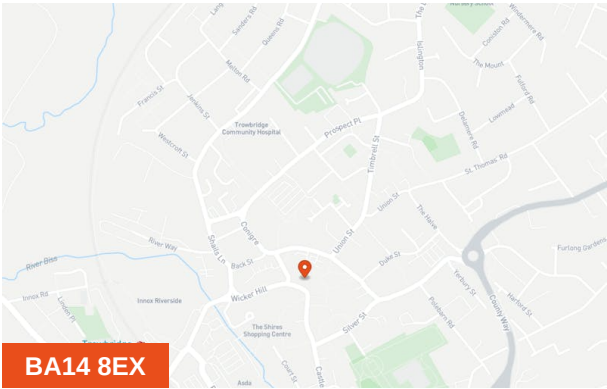
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	2,220	206.24
Ground - Ancillary	435	40.41
1st - Ancillary	951	88.35
Mezzanine - Ancillary	437	40.60
2nd - Ancillary	1,025	95.23
Total	5,068	470.83

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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