



43 - 45 Edward Street
Westbury
Wiltshire
BA13 3BQ

Former Bank with Maisonette on Upper Floors
With Potential For Alternative Uses (STP)

Total Accommodation Approximately 422.80
Sq M (4,551 Sq Ft)

- Located In Westbury Town Centre
- Nearby Occupiers Include Davies of Westbury, The Angel Inn and Morrison's Supermarket

LOCATION

The property occupies an imposing and prominent former Banking Hall and living accommodation on Edward Street, within Westbury town centre.

Westbury is situated in the west of Wiltshire, close to the Somerset border and approximately 29 kilometres south east of Bath and 8 kilometres south of Trowbridge. Other nearby towns include Devizes, Frome and Salisbury. The main A350 road provides links to Wiltshire and Somerset. Westbury is also well served by the railway network, which provides access to key cities including Bath (circa. 24 minutes), Bristol Temple Meads (circa. 40 minutes) and London Paddington (circa. 1 hour 16 minutes).

Nearby occupiers incorporate a mix of independent retailers and eating establishments as well as larger retailers these include Davis of Westbury, The Angel Inn and Morrisons Supermarket.

DESCRIPTION

The retail premises comprises a ground floor A2 retail unit, formally occupied as a banking hall. Internally, the ground floor is arranged with a main banking hall at the front leading to three offices, a staff room and a strong room with additional storage.

The upper floors comprise a self-contained 3 / 4 bedroomed maisonette with a large patio at first floor level.

To the rear of the property is an enclosed garden with side pedestrian access.

PRICE

Offers in excess of £325,000.

TERMS

Freehold with vacant possession.

ACCOMMODATION

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

	Sq M	Sq Ft
Ground Floor		
Former Banking Hall, offices & strong room	216.72	2,333
First Floor		
Self-contained Maisonette (3./4 bedrooms, kitchen, WC & bath-room)	141.26	1,521
Second Floor		
2 Bedrooms & Store	64.79	697
Total	422.77	4,551

COUNCIL TAX

Council Tax Banding: B

PLANNING

The premises have planning consent for retail and residential use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to:

Wiltshire Council Planning Department, County Road, Bythesea Road, Trowbridge, BA14 8JN

Tel: 01225 776655.

EPC

Energy Performance Asset Rating – 58 (Band C). The Certificate can be made available to interested parties upon application.

VAT

All figures are exclusive of VAT, if applicable..

BUSINESS RATES

Rateable Value: £13,500 (1st April 2023)

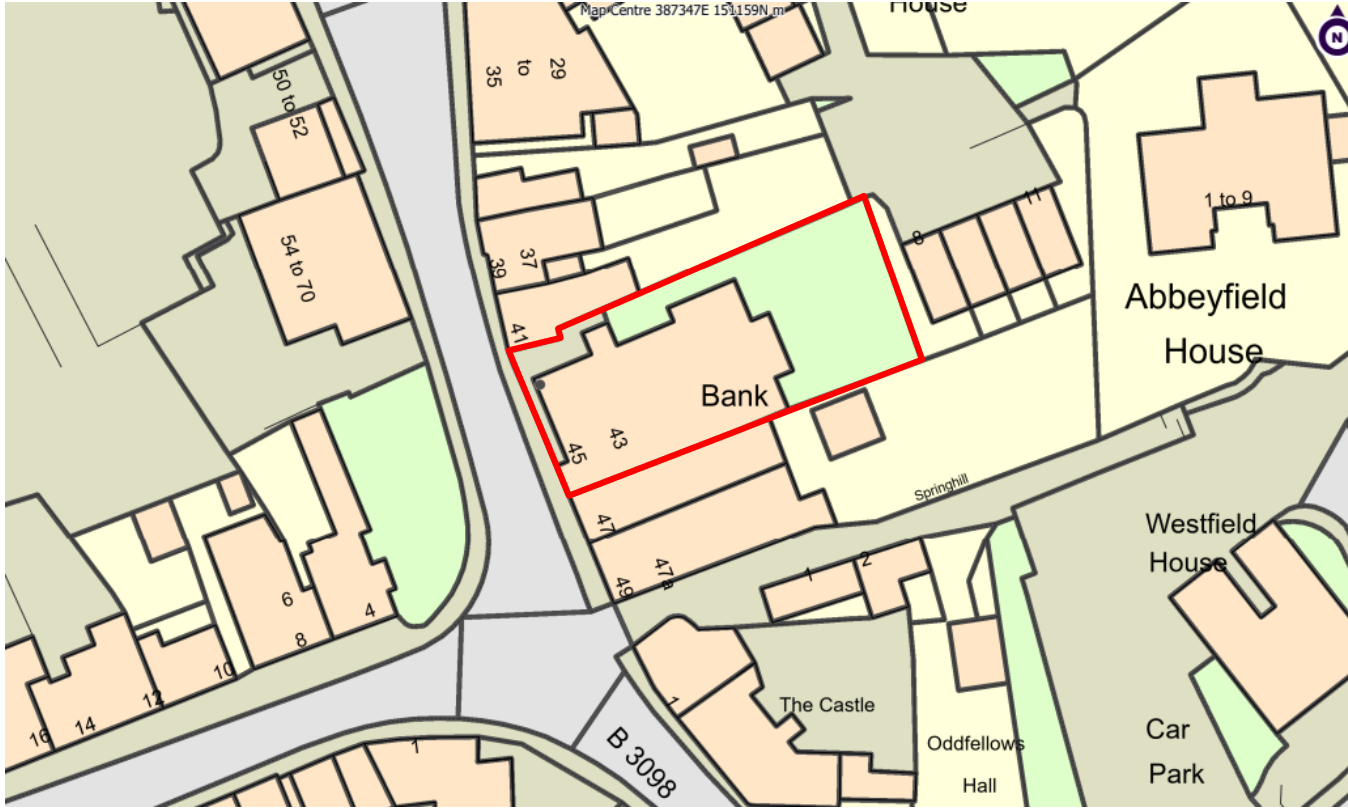
This is an estimate only and takes no account of possible transitional adjustment.

VIEWINGS

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

SUBJECT TO CONTRACT





Maps produced are for identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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JUNE 2023

Carter Jonas