



**Ground Floor Premises —
Colborne Trophies**
Park Road
Trowbridge
Wiltshire
BA14 8AQ

Long Leasehold For Sale
Commercial unit / Development Opportunity (STP)

GIA 487 sq m / 5,239 sq ft

- **Town Centre location adjacent to the Town Park**
- **Good On Site Parking**

LOCATION

Trowbridge is the county town of Wiltshire and home of Wiltshire County Council, the largest employer in the town. The property is situated in a central location adjacent to the Town Park, with the town centre shops and St Stephens Place with the Odeon Cinema, restaurants and supermarkets all a short walk away.

Trowbridge is situated 8 miles south east of Bath on the junction of A361 and A363. The town benefits from a train service to Bath / Bristol and the south coast and to London via Westbury or Bath.

DESCRIPTION

The property comprises the ground floor of a three storey period factory, the upper parts having been converted into residential flats, circa 16 years ago. The ground floor has historically been occupied by Colborne Trophies most recently being used for offices, showroom, workshops and stores in connection with this long established business.

The property is approached over a shared yard area benefiting from allocated parking adjacent to the property.

Adjacent to the property is the Albany Palace, a Wetherspoons Public House and The Park Club, a community hall.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or

PRICE/RENT

Offers are invited on £250,000.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £12,250 (Workshop)

Prospective purchasers are advised to make their own enquiries in respect of the exact business rates payable.

ACCOMMODATION

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

	Sq M	Sq Ft
Ground Floor		
Offices, Showroom, Workshops and Ladies and Gents WCs	486.74	5,239

PLANNING

The premises have planning consent under Use Class E. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN Tel: 0300 456 0100

TENURE

Long leasehold interest with vacant possession.

Property is held on a 999 year lease from 29 September 2005, at nil ground rent.

VIEWINGS

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

EPC

An EPC has been commissioned and is available on request.

FURTHER INFORMATION

If you wish to arrange a viewing or require any further information please contact:

Colin Scragg

Partner

Colin.Scragg@carterjonas.co.uk

01225 747268

07974 399432

James House, The Square, Lower Bristol Road, Bath, BA2 3BH.

SUBJECT TO CONTRACT

Carter Jonas



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Plotted Scale - 1:1,250

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

Colin Scragg BSc FRICS

>Tel 01225 747268 / 07974 399432

>Email: colin.scragg@carterjonas.co.uk

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