



14 St Margarets Street,
Bradford on Avon
Wiltshire
BA15 1DA

Freehold Commercial and Residential Investment
Opportunity

- Prominent Town Centre Location
- Main Road Frontage and opposite the Station
- Grade II Listed Premises
- Opportunity for income growth

LOCATION

The Property occupies a prominent position on St Margarets Street, opposite the entrance to the Railway Station and main town centre car park.

Bradford on Avon is a historic market town situated on the boundary of Wiltshire and Somerset and enjoys excellent connectivity with Bath being 12 km to the north west and Trowbridge 5.2 km to the south east. The towns rail service has a direct service to Bath, Bristol and the south coast.

Bradford on Avon has a population of approximately 9,400 (2011 Census) and boasts an active community of small to medium sized businesses. The town is also popular with tourists with its picturesque building and streets and also the River Avon and Kennet And Avon Canal.

DESCRIPTION

The Property comprises a three storey Grade II listed former Georgian town house being constructed of ashlar stone elevations under a pitched slate tiled roof.

The property comprises a ground floor office, which has just become vacant having been occupied as an estate agents office for the past 40 years..

At first and second floors are 7 self contained studios with a further 1 bedroomed two storey cottage to the rear. The property also has a basement suitable for storage purposes. All flats have electric key meters, hardwired smoke alarms and Night Storage Heating.

The Property has vehicular rear access via No Where Lane.

PRICE/RENT

Offers in excess of £600,000.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Commercial Rateable Value: £12,500

All Residential Flats Council Tax Band A

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

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		
Retail / Office and Kitchen	129.94	1,399
First Floor		
3 Studio Units		
Second Floor		
4 Studio Units		
Basement—Storage		
The Stables —1 bed cottage		

TENURE

Freehold.

Commercial ERV— £16,000 per annum

Residential CRV—£39,840 per annum

Residential units are let on Assured Shorthold Tenancies.

EPC

Energy Performance Certificate Rating: D (97).

PLANNING

We have made no formal enquiries of Wiltshire Council in respect of the planning. However, we understand the property benefits from Class E on the ground floor being office/retail and Use Class C3 on the upper parts being residential use.

FURTHER INFORMATION

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

Colin Scragg

Partner

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01225 747268

07974 399432

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

SUBJECT TO CONTRACT

Carter Jonas

IMPORTANT INFORMATION

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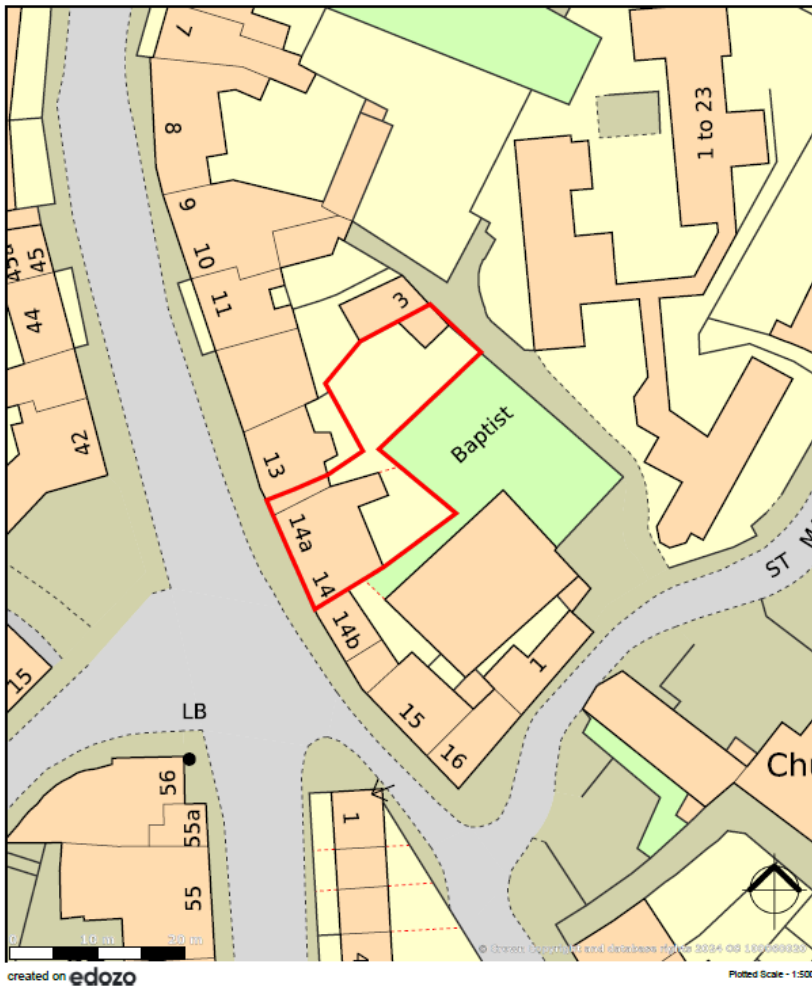
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