

PITMAN HOUSE

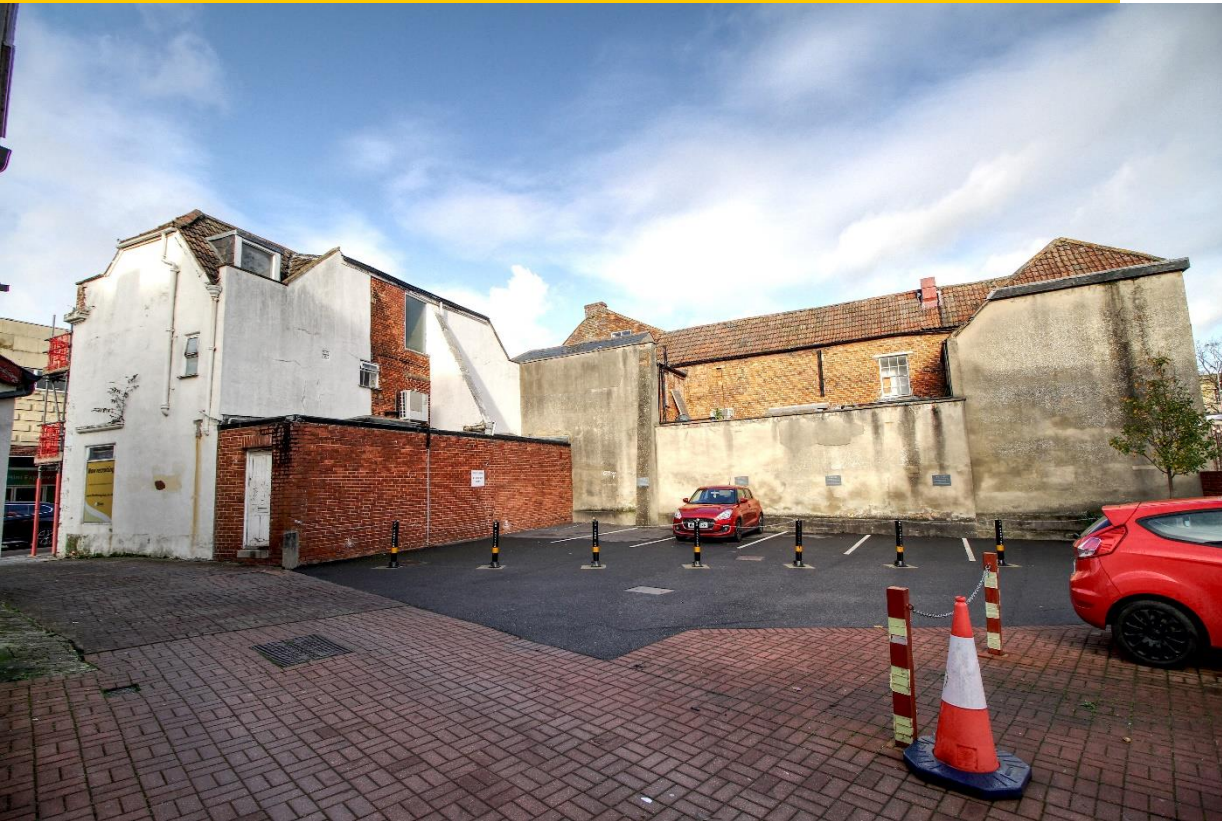
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The Recruitment People

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# FOR SALE

**£500,000** Offers In  
Excess Of



## Pitman House, Silver Street, Trowbridge BA14 8AA

- Rare opportunity to purchase a Grade II Listed property with potential (STPP).
- Excellent location just outside the centre of Trowbridge, situated on a secondary retail thoroughfare.
- Total net internal floor area of 4,116 sq.ft (382.39 sq.m).
- The freehold is available to purchase for offers in excess of £500,000.
- Planning permission granted in January 2020 to convert the upper parts.

## **Location**

The property is located on a secondary retail thoroughfare within the town of Trowbridge. Trowbridge contains a variety of independent and national restaurants, retailers, as well as a large park in the town centre.

Trowbridge Train Station is located approximately 0.8 miles distant to the west of Pitman House and offers direct services to Bath Spa and Bristol Temple Meads. It is approximately 1 hour and 40 minutes to London Paddington, with one change.

The property benefits from good road connections, with the A361 being located circa 0.4 miles distant to the south and junction 17 of the M4 being situated approximately 17.9 miles distant to the north.



## **Description & Accommodation**

The premises comprises a detached, brick-built, Grade II Listed property, located in the heart of Trowbridge town centre.

The premises are currently configured into three sections. 9 Silver Street comprises a ground floor retail unit with first and second floor ancillary offices.

The frontmost ground floor section of 10 Silver Street provides an open plan, vacant retail unit. The rear section of the ground floor along with the first floor of 10 Silver Street provide vacant accommodation.

The premises have an approximate total net internal floor area of 4,116 sq.ft (382.39 sq.m).



**Potential**

The property benefits from approved planning for conversion of the upper parts to provide three flats, with an alteration to the ground floor to create a storage room and front door with altered stairs to the first floor. The ground floor is to remain largely unchanged.

Planning was approved on 31<sup>st</sup> January 2020.

Application Reference Number: 19/10846/FUL

Plans can be provided upon request.

We understand from the Historic England website that the property is Grade II Listed.

**Tenancies**

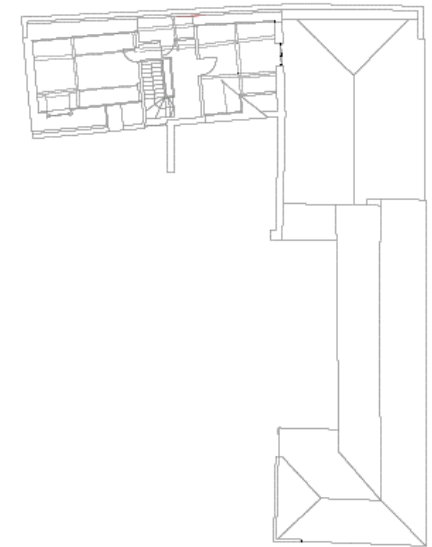
9 Silver Street is let on a licence to the Shine Group at passing rent of £22,000 per annum exclusive.

10 Silver Street is currently vacant.

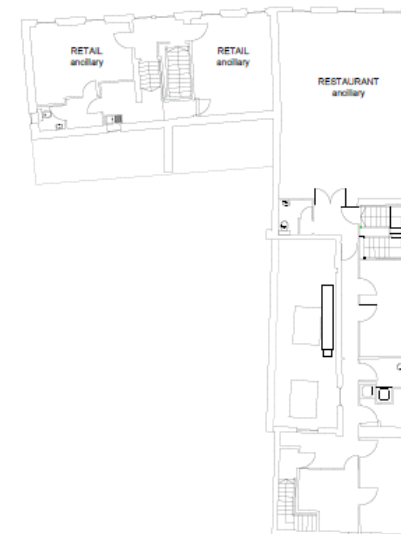
**Ground Floor**



**Second Floor**



**First Floor**



## Terms

The freehold interest in the premises is available to purchase for offers in excess of £500,000.

## Subject to Contract

## VAT

The above guide price is quoted exclusive of VAT if applicable.

## Costs

Each party are to pay their own fees in relation to the transaction.

## EPC

9 Silver Street - E (114)

10 Silver Street - E (106)

## Council Tax

The Valuation Office Agency describes 9 Silver Street as 'Restaurant and premises', with a 2017 Rateable Value of £17,250.

The Valuation Office Agency describes 10 Silver Street as 'Offices and premises', with a 2017 Rateable Value of £10,000.

## Viewings

Strictly by appointment with White and Sons:

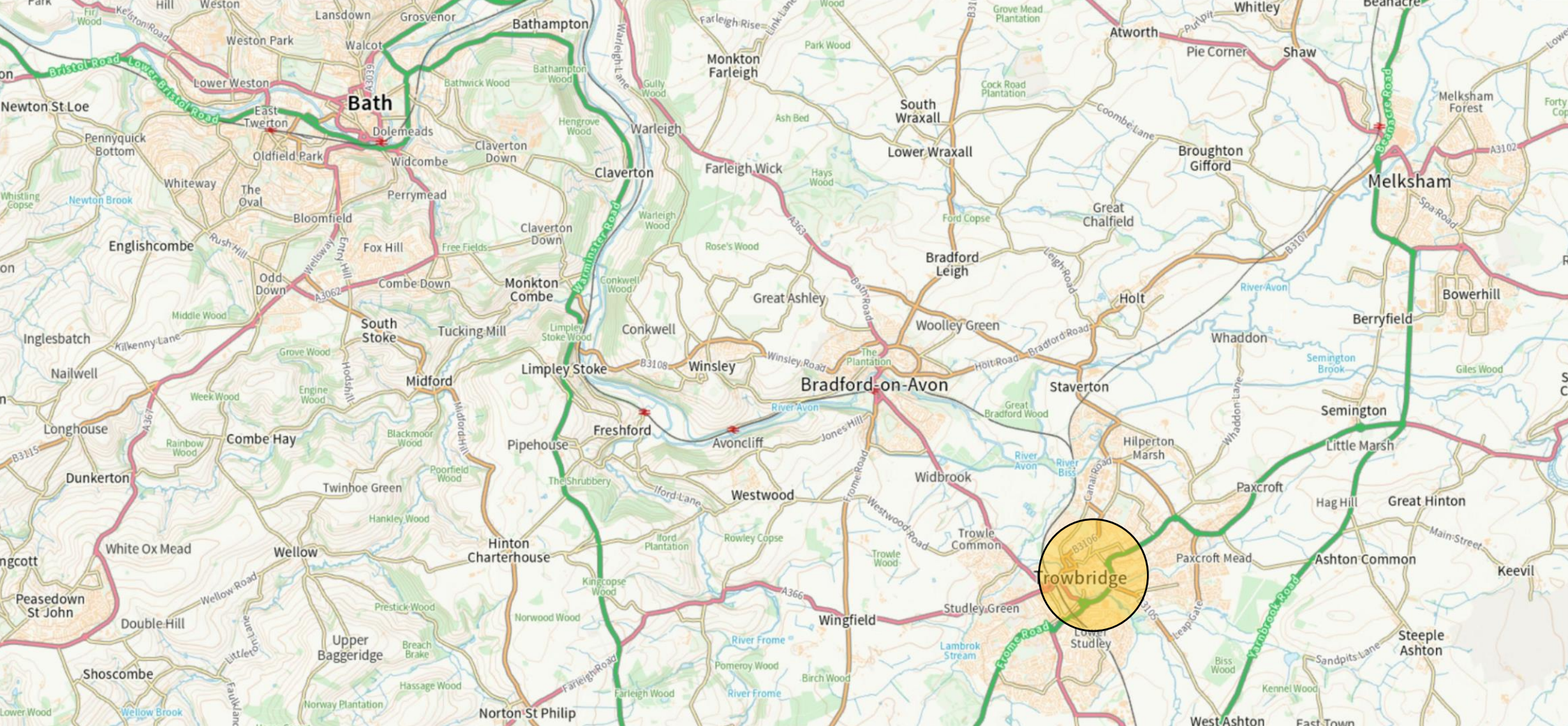
Alexander Mullett -Tel: 01306 743344

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Email: [tom.dadswell@whiteandsons.co.uk](mailto:tom.dadswell@whiteandsons.co.uk)





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Commercial Property  
Management



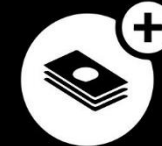
Professional  
Valuations



Lease Renewals



Rent Reviews



Reinstatement  
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