



**GROUND FLOOR
63 FORE STREET
TROWBRIDGE
WILTSHIRE
BA14 8ET**

RETAIL / OFFICES

Net Internal Area: 107.71 s qm / 1,159 sq ft

- Historic Period Retail/Office Premises
- Prominent Location
- Double Fronted Shop
- Well Presented Property
- Walled External Area to Rear

LOCATION

The property occupies a central position within Trowbridge town centre, adjacent to Lloyds TSB Bank and within a short distance from the main Shires Shopping Precinct. Opposite the subject property is one of the towns main bus stops.

Trowbridge is the County Town of Wiltshire and has a population of approximately 47,000. It is well located for access to nearby towns with Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the City of Bath 12 miles. There are also excellent high speed services to London from Westbury, Chippenham and Bath as well as Junction 17 and 18 of the M4, at Chippenham and Bath respectively, less than 25 minutes away.

DESCRIPTION

The property was subject to a comprehensive renovation in 1990 having been sympathetically restored to a high conservation standard. Part of the building dates back to 1513 and the ground floor retains some attractive features to include two Elizabethan fireplaces and a glass covered historic well.

The property also benefits from the following:

- Double fronted shop
- Fully carpeted throughout.
- Smoke detectors and burglar alarm.
- Ceiling mounted air conditioning unit.
- Ceiling mounted CAT II fluorescent strip lighting. And display spotlighting.

To the rear of the property are a number of enclosed yard areas, suitable for a variety of complementary uses to the subject property.

The property is suitable for a wide variety of E Class uses to include café, bar, medical, dental or educational uses, subject to planning.

RENT

£22,500 per annum

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £16,500 (2026 List)

Current Rate in the £ (2026/27): 0.432p

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
Shop / Office	78	840
Office / Board Room	21.90	236
Kitchen		
WC		
Total	107.71	1,159

TENURE

The premises are available on a new FRI lease for a term of years to be agreed..

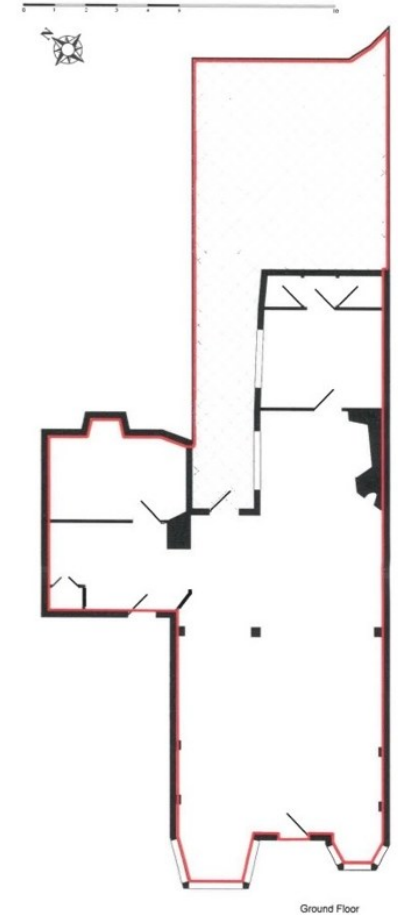
VIEWINGS

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

EPC

Energy Performance Asset Rating— B [43], expires 12 January 2036. The Certificate can be made available to interested parties upon application.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

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IMPORTANT INFORMATION

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