



The Greenhouse
50 St Margarets Street
Bradford on Avon
Wiltshire
BA15 1DE

TOWN CENTRE OFFICES/RETAIL/CAFÉ PREMISES

Approximately 94.30 sq m (1,015 sq ft)

- **Central Period Offices overlooking Westbury Gardens**
- **Close proximity to town centre amenities and railway station**
- **Suitable for a variety of commercial uses**

LOCATION

Bradford-on-Avon is an attractive West Wiltshire market town with a resident population approaching 15,000 but with a wider catchment from the surrounding villages. It is well situated regionally, offering good road and rail communications to the neighbouring town of Trowbridge (5km) and the cities of Bath (13km) and Bristol (31 km). The M4 motorway can be accessed via junction 17 at Chippenham (26km).

The property is situated in the centre of the town, overlooking Westbury Gardens and the River Avon. The property is in close proximity to the town centre retailers, car parks and the railway station.

DESCRIPTION

The premises comprise a detached Grade II listed building which was extended on the ground floor in 2001 with an architect designed extension. The building was last occupied as a Tourist Information Centre, but previous uses have been as a café and also as offices, so suitable for a wide range of commercial uses.

The premises comprise a split-level ground floor office/retail space with kitchen and WC and first floor offices .

RENT

£18,000 per annum

VAT

Not applicable..

BUSINESS RATES

Current Rateable Value: £11,500

This is an estimate only and takes no account of possible transitional adjustment. Interested parties are advised to make own enquiries with the Local Authority.

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		
Offices / Showroom / Kitchen / WC	55.20	594
First Floor		
Offices	39.10	421
Total	94.30	1,015

TENURE

The property is available on a new full repairing and insuring Lease for a term of years to be agreed.

VIEWINGS

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

EPC

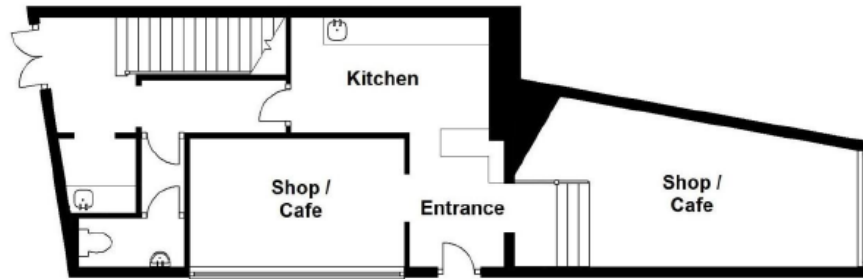
Energy Performance Asset Rating— C [57]. The Certificate can be made available to interested parties upon application.

SUBJECT TO CONTRACT

FLOOR PLANS (NOT DRAWN TO SCALE)

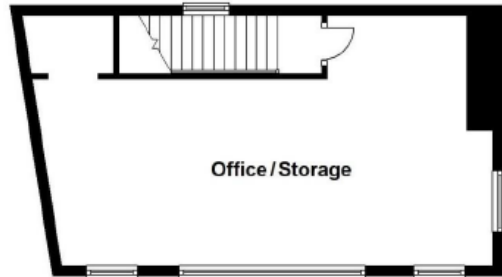
Ground Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

Whilst every effort is made to ensure the accuracy of floor plans, door, window, room and any other measurements or the position of items are approximate and should not be used as such by any prospective purchaser. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

Colin Scragg

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Email: Colin.scragg@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol BS8 1BQ.

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 that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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