



Carter Jonas  
**To Let**  
Retail with Upper Parts  
897 sq m / 9,658 sq ft  
01225 747260



**Furniture & Electrical**



WELCOME to BHF Trowbridge



## 32 FORE STREET, TROWBRIDGE, WILTSHIRE BA14 8EP

### OFFERS IN EXCESS OF: £790,000

- **Town centre development opportunity**
- **Prominent location**
- **Full planning permission granted**
- **Conversion of upper floors in to 10 apartments**
- **Ground floor – Commercial/retail use**
- **Development in the heart of the county town of Wiltshire**
- **Close to all local facilities**

The property comprises a three storey shop with retail on the ground floor and full planning permission to develop and convert the first and second floors in to 10 apartments. Planning number 20/11327/FUL.

Trowbridge is the county town of Wiltshire, and the property is situated in a prime location in Trowbridge town centre, within the principal pedestrian priority shopping thoroughfare of Fore Street. Trowbridge is the county town of Wiltshire, and the property is situated in a prime location in Trowbridge town centre, within the principal pedestrian priority shopping thoroughfare of Fore Street. The property is in close proximity to local shops such as WH Smith incorporating the local post office, banking facilities and local coffee shops such as Costa and the popular Leykers.

The owner is currently undertaking works to the property to turn the ground floor into a "white box" specification which can easily be used as a single space or simply modified into 2 independent spaces suitable for 2 separate tenants.

The works include removal of asbestos which is complete. New electric, communications, water and drainage connections suitable for the new apartments planned on the upper floors. New ground floor entrances and bin store also ready for the apartments. Plus, new openings for the commercial units into Narrow Wine Street.

The works are expected to be completed during Spring 2024.

**DIRECTIONS:** From our office in Fore Street, proceed on foot over the zebra crossing outside The Shires in to the pedestrian area of Fore Street. Follow the road around to the right and the property can be found on the right hand side before the junction with Market Street.

**BUSINESS RATES:** Rateable value £59,000 Shop & Premises.

**TENURE:** Freehold with vacant possession.

**EPC RATING:** To follow

**VIEWINGS:** To be made via Davies & Davies on 01225 753858 or Carter Jonas on 01225 747260.

Floor / Use	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Retail area	403.7	4,345
ITZA	117.24	1,262
Storage	2.2	24
<b>Ground Floor Total</b>	<b>405.9</b>	<b>4,369</b>
<b>First Floor</b>		
Storage	387.2	4,168
<b>Second Floor</b>		
Ancillary	77.1	830
<b>Basement</b>	27	291

**Note:** The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

Davies & Davies 01225 753858 | Carter Jonas 01225 747260

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