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📍 1 & 1a Market Place, Pewsey, Wiltshire, SN9 5AA

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📄 Auction Guide £220,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 28
- Guide Price £220,000+

🏠 Freehold

🏠 EPC Rating E



LOT 28
FOR SALE BY ONLINE AUCTION
THURSDAY 12th FEBRUARY 2026
GUIDE PRICE £220,000+

Mixed-use investment situated in the heart of Pewsey and comprising a retail unit on the ground floor with 2 bedroom flat over. Grade II listed.

The ground floor retail shop is currently let as a dog grooming parlour on a 5 year lease commencing 1st August 2024 at £9,000 per annum (+vat). It has an internal floor area of about 53m².

The maisonette above is vacant and comprises on the first floor; landing, lounge, kitchen, bedroom and bathroom. On the second floor; large landing/study area and bedroom. There is electric heating. Potential income of about £10,800 per annum.

At the rear is an enclosed garden mainly laid to lawn with a useful outbuilding.

[what3words///rabble.sprinter.breathing](https://www.what3words.com/rabble.sprinter.breathing)

For further information please go to our auction site.

Situation

Pewsey is a thriving Wiltshire village which caters for most day to day requirements with a range of local amenities including schooling, doctors, local stores, restaurants and pubs. Communications are excellent with a mainline rail station to Paddington and both the M4 (J15) and A303 providing fast road access to London and the West Country; nearby Marlborough has further excellent shopping facilities and the village is well placed for access to the larger regional centres of Swindon, Salisbury and Newbury, all within easy motoring distance.

Viewings

To arrange a viewing, contact: Pewsey Office.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

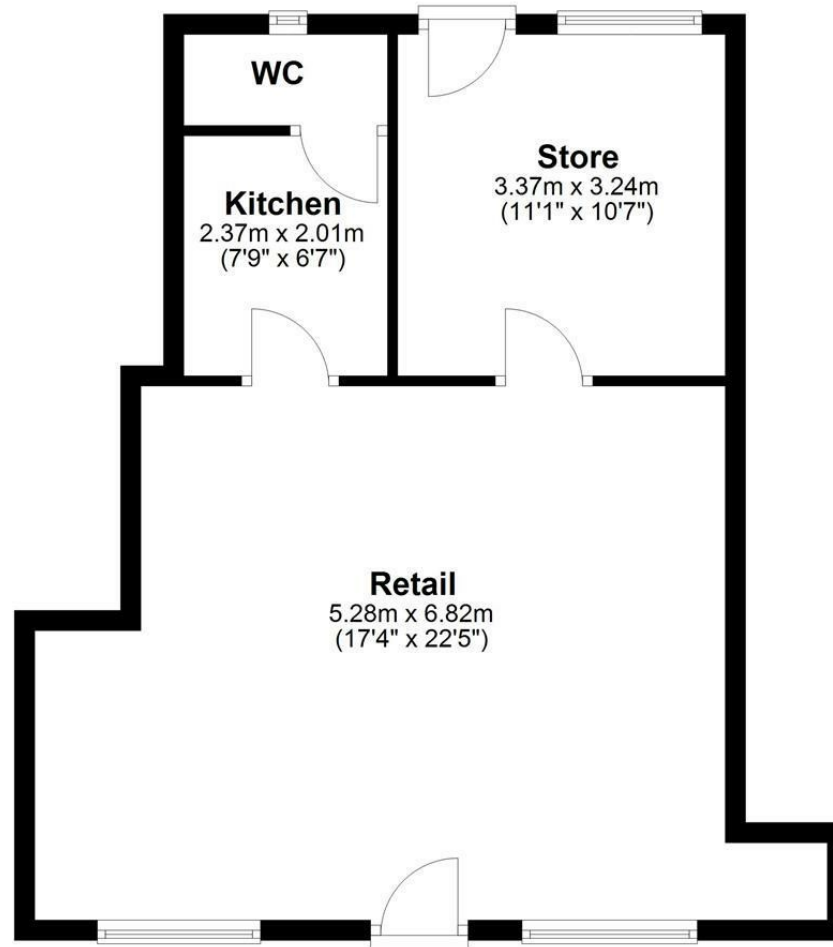
Legal Pack

You can download or pre-register for the legal packs via our website www.strakers.co.uk by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.



Floor Plan

Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 52.8 sq. metres (568.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.