





📍 2 & 2a Westwood Road, Rudloe, Corsham, Wiltshire, SN13 0NJ

📄 Auction Guide £1,000

- For Sale by Online Auction
- Thursday 22nd May 2025
- Lot 19
- Guide Price £1,000+

🏠 Freehold

📊 EPC Rating C





LOT 19  
FOR SALE BY ONLINE AUCTION  
THURSDAY 22nd MAY 2025  
GUIDE PRICE £1,000+

Freehold shop situated on a residential estate with potential for conversion to a residential dwelling (subject to consents).

This shop is located in a residential estate on the outskirts of Corsham. The town has an attractive High Street with a good range of shops, public houses and amenities. There are good primary and secondary schools. The Georgian City of Bath is only a short drive away and nearby Chippenham has a mainline railway station.

The vacant shop forms the ground floor of this detached building with the first floor flat sold off on a long lease of 150 years commencing 1995 at a ground rent of £10pa. The flat has its own private entrance.

The shop comprises of a retail/office with store room, cloakroom and cupboards. It has an internal floor area of about 73m<sup>2</sup> and is in need of improvement.

At the rear is an enclosed parking area which could also be used as a garden area.

What3Words///strutted.laptop.valley  
As you enter the estate bear left and the property is on the right.

#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Corsham office on 01249 712039

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.



## Ground Floor



Total area: approx. 79.7 sq. metres (857.6 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.