



Commercial
1 Church Street
Trowbridge
Wiltshire
BA14 8DR

Rent £12,000 per annum

Ratable Value £15,500

Small Business Rate Relief Calculated at 049.9 pence

OR

For Sale Price £135,000 Freehold

There are 2 flats above which have been historically sold off on long leasehold basis.

For Sale or To Let

A large prominent ground floor retail unit with the heart of Trowbridge.

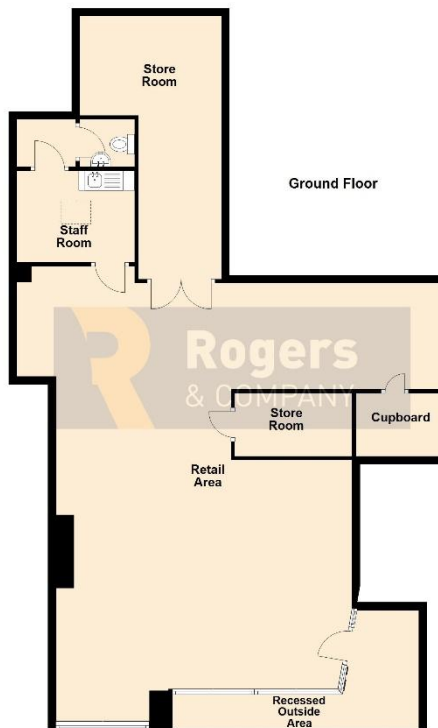
This unit has a large open plan retail space (which can be opened further if required), store and staff rooms. There is an additional recessed retail area to the front.

New Aluminum framed windows recently installed.

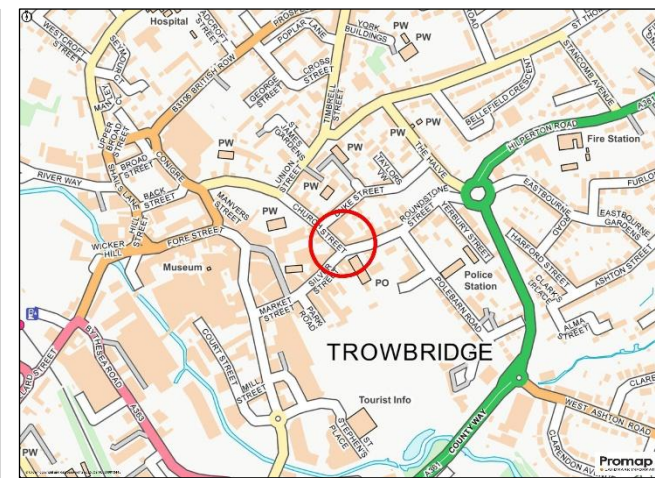
Some neighboring retail properties are now converted to residential apartments.

New 5 Year Fully Insuring and Repairing Lease Available.

Proportional legal costs applicable (Rental Only)



Total area: approx. 119.7 sq. metres (1288.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

