



📍 4 and 4a High Street, Melksham, SN12 6JU

📄 Auction Guide £135,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 05
- Guide Price £135,000+

🏠 Freehold

📊 EPC Rating D



LOT 05
FOR SALE BY ONLINE AUCTION
THURSDAY 27th AUGUST 2026
GUIDE PRICE £135,000+

Mixed use town centre investment property comprising a takeaway on the ground floor and a large duplex flat above. The property is vacant and requires modernisation. Large garden to the rear.

The Grade II listed property comprises on the ground floor; serving area, kitchen area, prep area and store room. Separate entrance to the flat which comprises on the first floor; landing, living room, kitchen/dining room, bathroom, WC and bedroom. and on the second floor; 2 large bedrooms. The flat has gas heating.

There is a large rear garden laid to lawn and hardstanding which could have future development potential (subject to consents). Town centre parking is available nearby.

what3words///ironic.suddenly.dignitary

For further information please go to our auction site.

Situation

Melksham is a well-established market town in the heart of Wiltshire, offering an excellent range of amenities while enjoying convenient access to the surrounding towns and countryside. The town provides a comprehensive selection of supermarkets, independent retailers, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a popular choice for families, professionals and investors alike.

The town benefits from good transport links, with a railway station providing regular services on the TransWilts line between Swindon, Chippenham, Trowbridge, Westbury and Salisbury. The A350 bypass offers excellent road connections to Chippenham, the M4 motorway, Trowbridge and the wider South West, while the Georgian city of Bath is within easy commuting distance.

Melksham has experienced significant residential and commercial growth in recent years, supported by a strong local economy and a range of employment opportunities. The town is well placed for access to nearby attractions including Lacock, Bowood House and Gardens, Corsham and the Kennet & Avon Canal, together with the beautiful Wiltshire countryside.

Combining modern amenities, excellent transport links and an attractive market town setting, Melksham continues to be a desirable location for owner-occupiers, landlords and developers, offering a broad appeal within the Wiltshire property market.

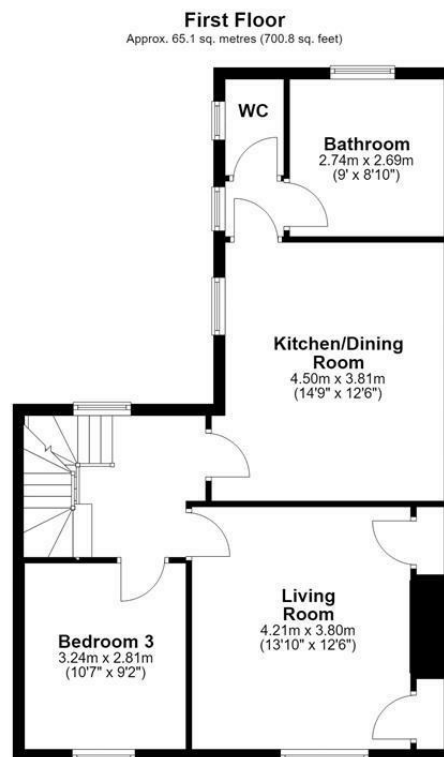
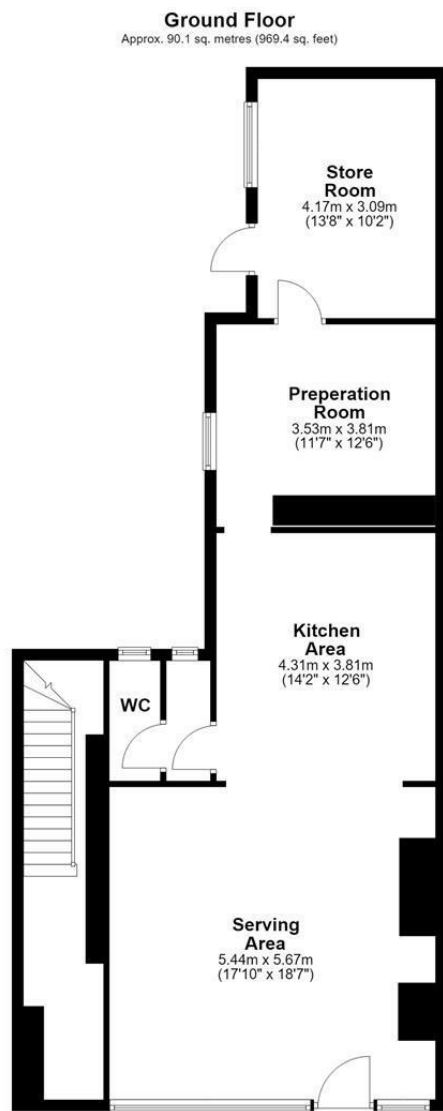
Viewings

To arrange a viewing, contact: Corsham 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.





Total area: approx. 190.4 sq. metres (2049.0 sq. feet)

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