
Nyam Shaw

3 Church Street, Bradford-On-Avon, Wiltshire, BA15 1LN

Guide Price £350,000

An exceptionally rare opportunity to purchase a freehold, period townhouse, which is situated in the heart of the highly sought after market town of Bradford on Avon, close to the River Avon. This attractive, Grade II Listed, commercial property is being sold with permission for Class E use.

- Three Storey, Commercial Property, Use Class E
- Attractive, Grade II Listed, Georgian Property
- Situated In The Heart Of Bradford On Avon
- Live/Work Opportunity (STPP)
- Exceptionally Rare Opportunity
- Courtyard Garden
- Scope To Update/Improve
- Vacant Possession
- NO ONWARD CHAIN

Freehold

EPC Rating









An exceptionally rare opportunity to purchase a freehold, period townhouse, which is situated on a pretty street in the heart of the highly sought after market town of Bradford on Avon, close to the River Avon. This attractive, Grade II Listed, commercial property is arranged over three floors and is being offered for sale with permission for Class E use, vacant possession and NO ONWARD CHAIN.

The building was vacated earlier in the year and up until that point, it had been used for many years as office space in its entirety. Prior to its use as office space, a sweet shop occupied the ground floor and above it there were two floors providing self contained accommodation. We understand that the arrangement of commercial use on the ground floor and residential use above would be looked upon favourably by the local authority but planning permission would need to be sought for change of use and there is no guarantee that it would be granted.

3 Church Street is a classic Georgian townhouse which is considered suitable for a variety of different uses, including conversion back to residential - all subject to planning. Please note however, due to the lengthy process involved in obtaining planning permission, offers submitted on a subject to planning basis are unlikely to be considered.

The building is currently arranged as follows; (ground floor), entrance vestibule, reception/shop with partially glazed office off, office/meeting room, rear hall, kitchen, rear lobby with cloakroom off, (first floor), landing with large storage cupboard off, three office rooms, lobby with cloakroom off, (second floor), four office rooms and a glazed store room/office above.

Externally; there is a small, enclosed courtyard garden to the rear. A gate at the end of the garden opens onto a path which proves access past the properties to the rear and to the river beyond them.

Restricted, on street parking nearby.

Situation
Church Street is situated in the heart of the historic market town of Bradford on Avon, close to the River Avon and Kennet and Avon canal. This bustling town caters for most day-to-day requirements including schooling for all ages; more comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles). There are good road communications to the major employment centres of Bristol and Swindon and, via the M4 to the north and the A303 to the south, London and the West Country. Mainline rail services to Paddington are available from Bradford on Avon station (about 1hr 45mins).

Property Information
Rateable Value; To Be Advised

EPC Rating; D

Freehold

Mains Electricity, Water & Drainage

Electric Heating



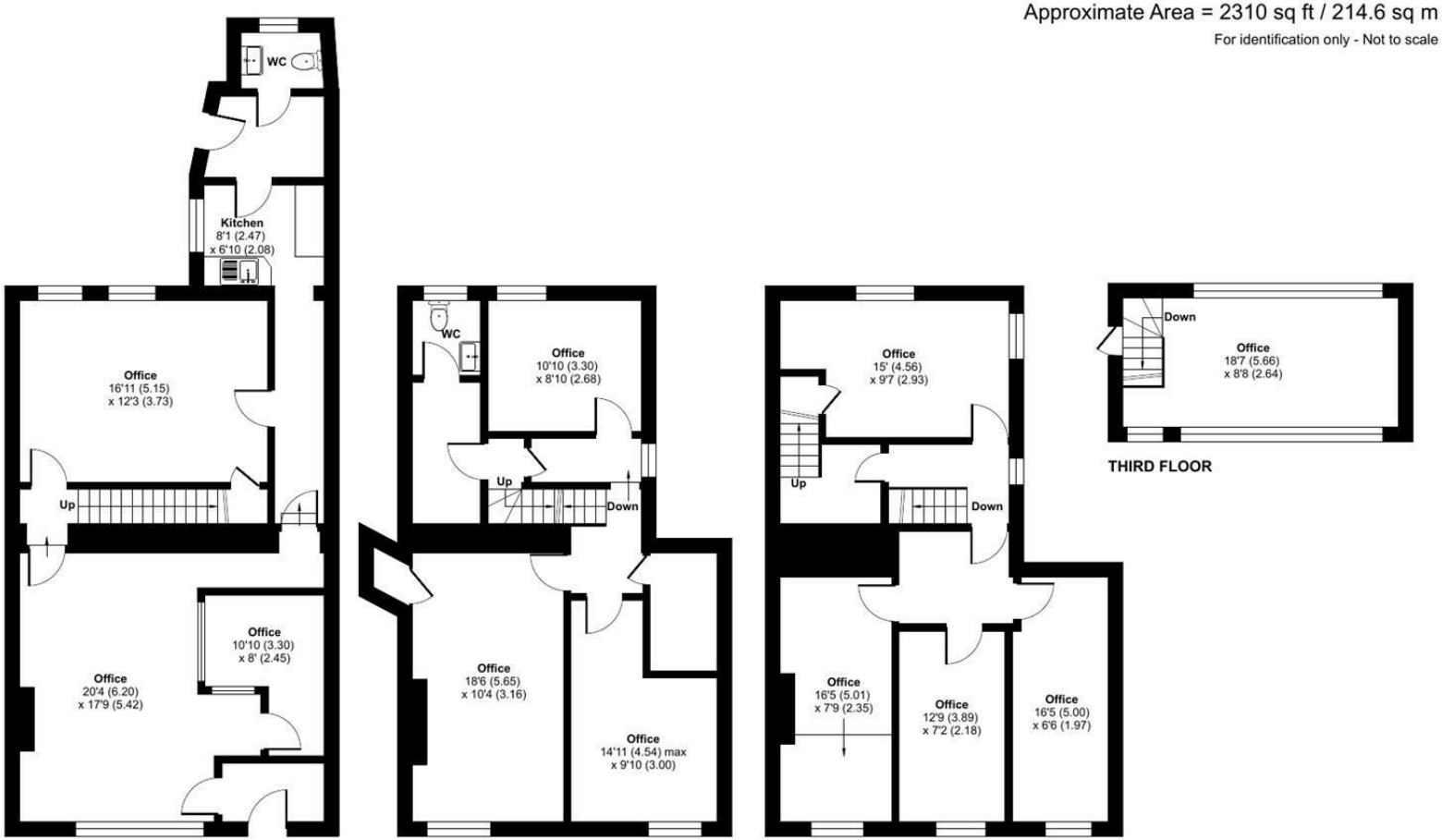




Church Street, Bradford-on-Avon, BA15

Approximate Area = 2310 sq ft / 214.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1497027

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