7 The Bridge, Chippenham, Wiltshire, SN15 1HA

Auction Guide Price +++ £140,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH NOVEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL BUILDING
- INVESTMENT - FULLY LET @ £16,500 PA
- DEVELOPMENT - RESI ON UPPER FLOORS stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold COMMERCIAL INVESTMENT fully let producing £16,200 pa | Scope for RESI DEVELOPMENT on UPPER FLOORS subject to consents.

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 The Bridge, Chippenham, Wiltshire, SN15 1HA

Lot Number 10

The Live Online Auction is on Wednesday 18th November 2026 @ 12:00 Noon
Registration Deadline is on Friday 13th November 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A Freehold mid terraced High Street commercial building with accommodation (980 Sq Ft) arranged over two floors including a basement and loft space (not included in the square footage). There is also pedestrian access to the rear.
Sold subject to existing tenants.

Tenure - Freehold
EPC - C

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

COMMERCIAL INVESTMENT

The property is let to tenants occupying the whole building and paying a recently increased rent of £1350 pcm | £16,200 pa on a tenancy which expires in February 2027.
We understand the tenants have shown a willingness to extend the lease.
Sold subject to existing terms for new owners to negotiate with tenants post completion.

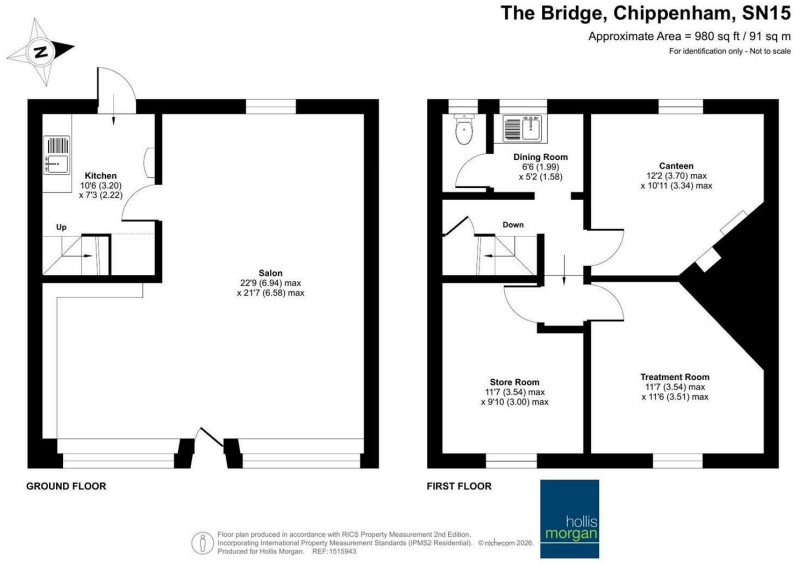
RESIDENTIAL DEVELOPMENT

There is scope for residential development on the upper floors.
We understand no planning of this nature has been recently sought and is subject to gaining the necessary consents.
Interested parties to make their own investigations.

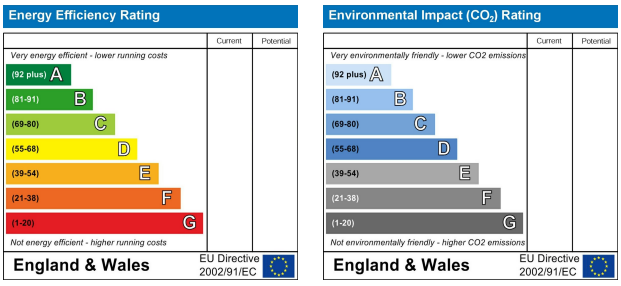
LOCATION

The market town of Chippenham has a great selection of shopping facilities, cafes and a range of restaurants including the Michelin starred restaurants at Lucknam Park. Leisure pursuits within the surrounding areas include the race circuit at Castle Combe, horse racing at Bath and the deluxe Bowood Hotel, Spa and Golf Club. The train station is a 10 minute walk with main line rail services, Paddington is 75 minutes and the Georgian city of Bath, with its many cultural, leisure and shopping attractions, is a 15 minute train journey. Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (J17) is only 5 miles away and provides fast road access.

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

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