



**SITUATION**

Occupying a busy trading position opposite the Town Hall, close to the junction with the main pedestrianised shopping on Fore Street, amongst such multiples as **Starbucks, M&Co, Santander, Lloyds Pharmacy, HSBC, Coral, Oxfam, Boots, WH Smiths** and many others.

Trowbridge is the county town of Wiltshire, located on the main A361 some 11 miles south of Chippenham, 8 miles south-east of Bath and 8 miles north of Warminster with access to the M4 (Junction 17) via the A350.

**PROPERTY**

A Grade II Listed end of terrace property comprising a **Ground Floor Shop** with internal and separate side access to **Storage** on the first floor and a **2 Bed Flat** on the second floor.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'4"
Internal Width	14'4"
Shop Depth	34'1"
Built Depth	37'5"

**First Floor Storage**

4 Storage Rooms Area Approx. 375 sq ft + WC

**Second Floor Flat**

2 Bedrooms, Kitchen, Shower/WC

**£12,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **T. Paramsothynathan as an Off Licence/Convenience Store** for a term of 15 years from 5th December 2012 at a current rent of **£12,000 per annum** exclusive.

**Rent Reviews December 2016 (No action taken), 2020 and 2024**

**Note: There may be future potential to create a larger self-contained flat on the upper floors, subject to obtaining possession and the necessary consents.**

**Carter Jonas**

**JOINT AUCTIONEERS**

Carter Jonas LLP, Mayfield House,  
256 Banbury Road, Summertown, Oxford OX2 7DE  
Tel: 01865 404 473 – Ref: Roberta Hartley

**VENDOR'S SOLICITORS**

Goughs – Tel: 01225 762 683  
Ref: Ms B. Knowles-Wright – Email: benitiawright@goughs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts