



## SITUATION

Located at the junction with Church Walk on this pedestrianised retail throughfare in the town centre, amongst such multiple retailers as **Costa, HSBC, Clarks, Subway, Shoe Zone, NatWest, Boots Opticians** and others and diagonally opposite **The Shires Shopping Centre**.

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 west of Warminster with access to the M4 (Junction 17) via the A350.

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. There is rear pedestrian access leading to an enclosed yard area.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	28'10"
Return Window Frontage	33'6"
Internal Width	27'4" (max)
Shop Depth	39'5"
Built Depth	46'10"
Sales Area	Approx. 936 sq ft
Ancillary Area	Approx. 90 sq ft
WC	

### First Floor Ancillary/Treatment Rooms

Area	Approx. 900 sq ft
2 WCs	

**Total Area** **Approx. 1,926 sq ft**

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Upper Part

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

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