

Trowbridge - 62 Fore Street, Wiltshire BA14 8EX
Freehold Former Bank Premises with Parking Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £450,000
- Vacant possession
- ERV: £45,000 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises three-storey former bank premises
- Benefits from car park at rear for approx. 10 cars
- Residential development potential, subject to obtaining the necessary consents. Next door property (No.63) has had planning approved for residential conversion of upper floors
- Situated in the heart of the town centre within short walk from Trowbridge Train Station
- Nearby occupiers include Subway, Lloyds Bank, Costa Coffee, Premier, Shoezone and many more.



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Property Description:

The subject property is a mid-terrace premises arranged over ground, first and second floors. The ground floor provides a banking hall with back office, kitchen area and strong rooms. The upper floors provide further office/stores and WC facilities. There are two entrance points to the front of the property. To the rear, there is a large car park and garage building which together provides parking for approximately 10 cars. The property provides the following accommodation and dimensions:

Ground Floor: 246.65 sq m (2,655 sq ft)

Banking hall, office, storage

First Floor: 88.35 sq m (951 sq ft)

Ancillary, office, storage

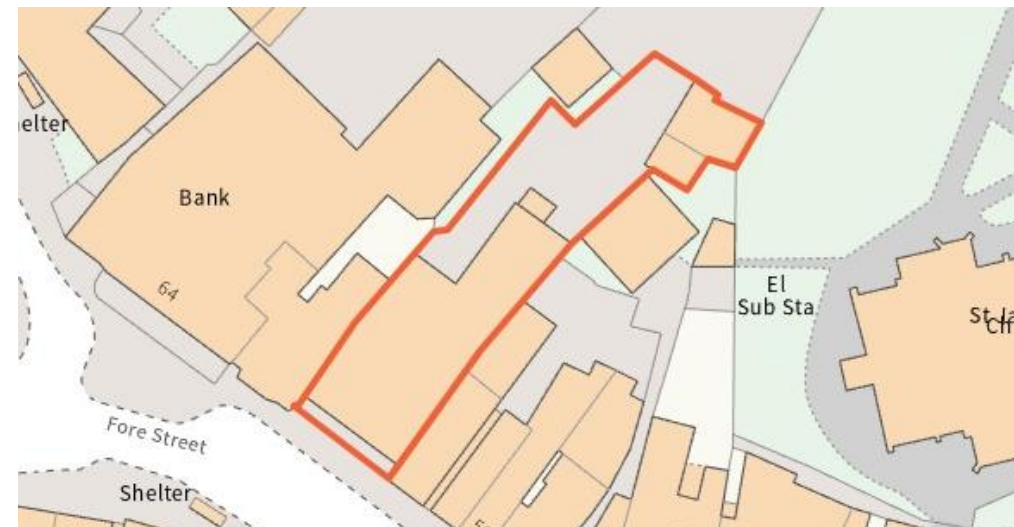
Mezzanine: 40.60 sq m (437 sq ft)

Ancillary, office, storage

Second Floor: 95.23 sq m (1,025 sq ft)

Ancillary, office, storage

Total GIA: 470.83 sq m (5,068 sq ft)



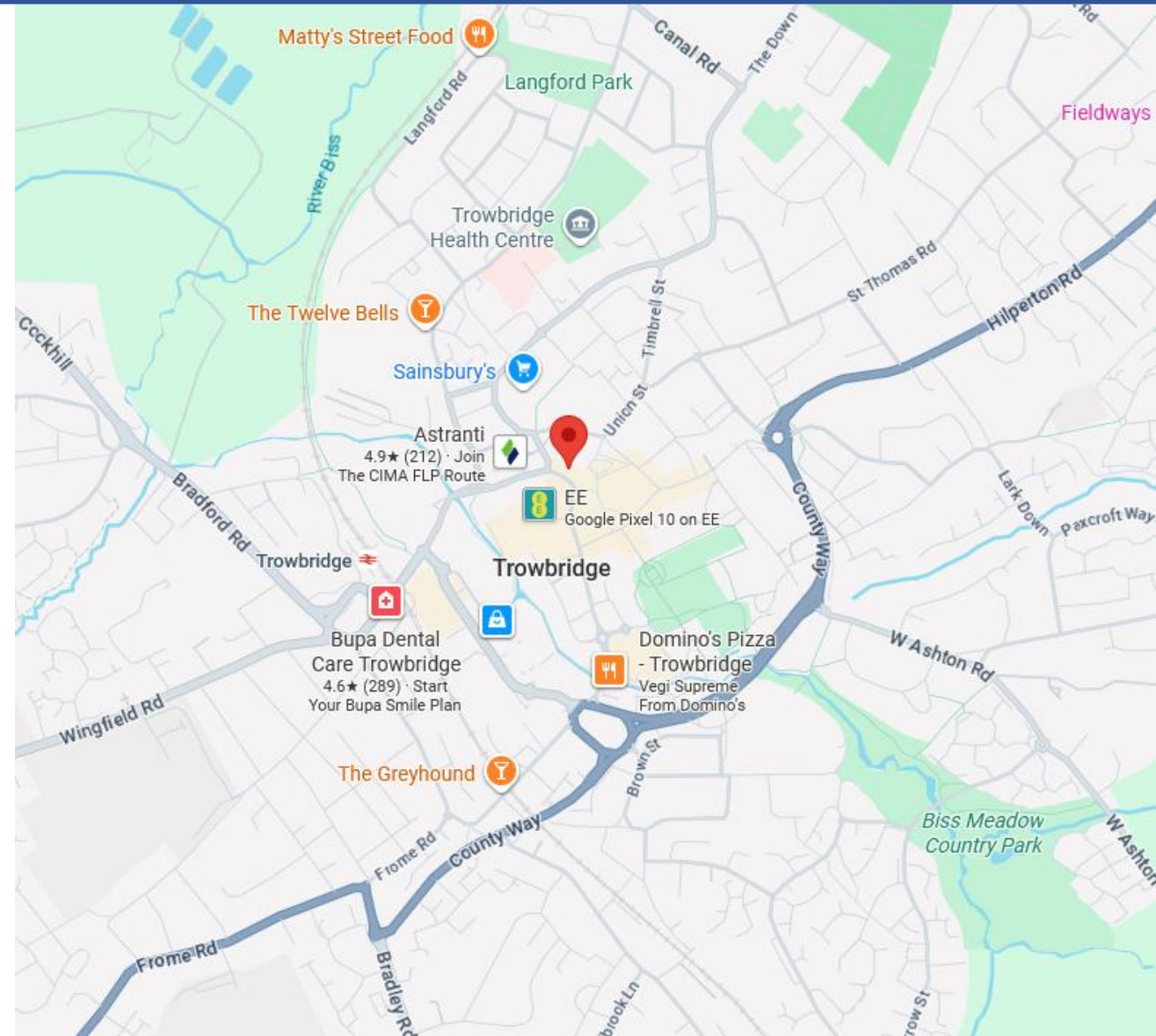
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Location:

Trowbridge is a prosperous Wiltshire town and administrative centre located 12 miles south of Chippenham and 8 miles south-east of Bath. The town is located on the A361 approximately 16 miles south of the M4 Motorway (Junction 17). Trowbridge Rail Station provides regular services to London Paddington (approx. 2 hours). The property is situated in the heart of the town centre within short walk from Trowbridge Train Station. Nearby occupiers include Subway, Lloyds Bank, Costa Coffee, Premier, Shoezone and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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