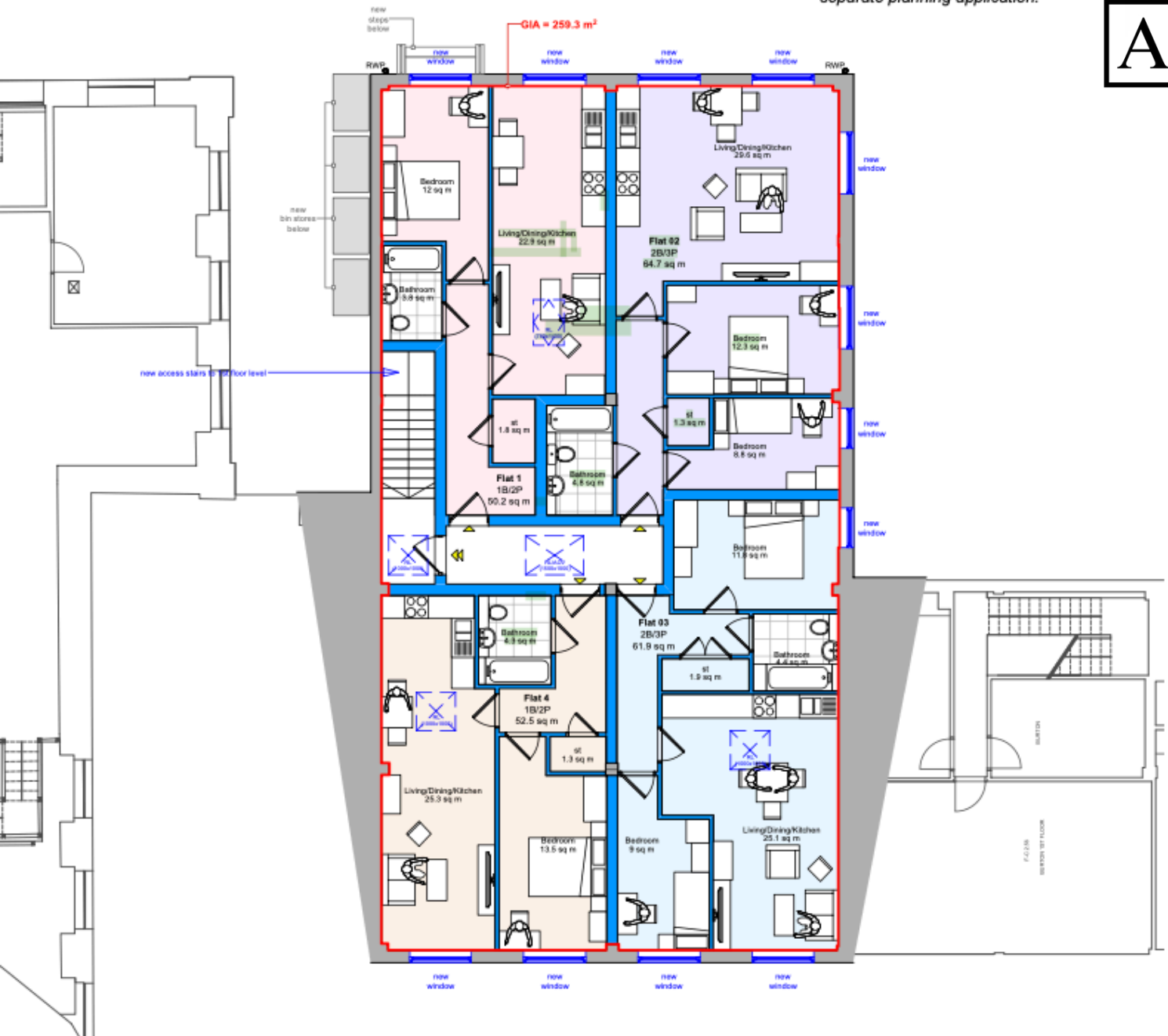


Note:
New bin stores, windows, entrances are subject to separate planning application.



FOR SALE - PERMITTED DEVELOPMENT OPPORTUNITY

Unit 10, The Shires, Trowbridge BA14 8XR

Class E premises with prior approval for Permitted Development Rights to convert into 4 residential apartments (2x2 & 2x1 bedroom apartments)

Offers in the region of £200,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Unit 10, The Shires, Trowbridge BA14 8XR

Class E premises with prior approval for Permitted Development Rights



Location

The property is located above The Shires Shopping Centre on the first floor. The shopping centre is located in the centre of Trowbridge, with Trowbridge Rail Station situated approximately 200 metres from the property.

There are a wealth of amenities nearby, including The Shires Shopping Centre which house a range of operators including: Claires, Bonmarche, O2, The Works, Superdrug and CEX, amongst others.

Description

The flats are accessed via the service yard at the rear of the property, with stairs leading up to the first floor. The unit has been left in a shell and core state with capped services.

Existing size 2,791 sq ft

Proposed sizes

Flat 4 1b2p 565 sq ft (52.5 sq m)

Flat 3 2b3p 666 sq ft (61.9 sq m)

Flat 2 2b3p 696 sq ft (64.7 sq m)

Flat 1 1b2p 540 sq ft (50.2 sq m)

Price

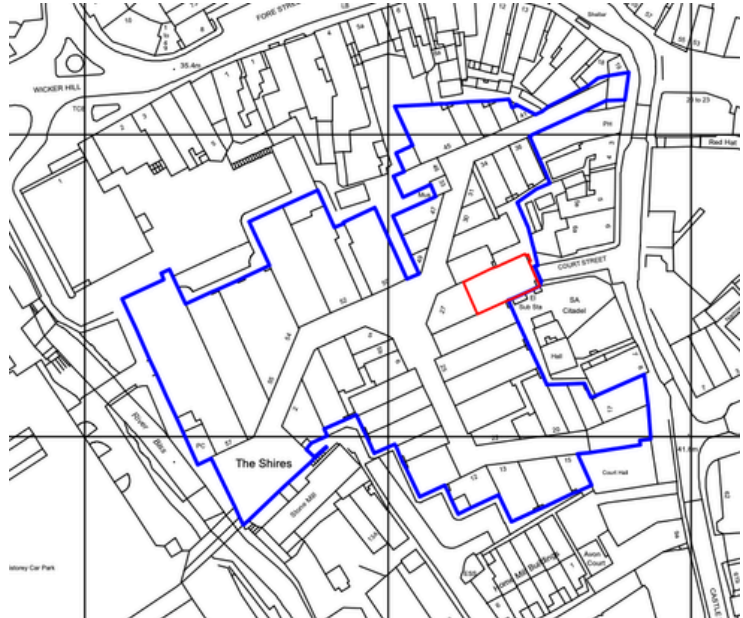
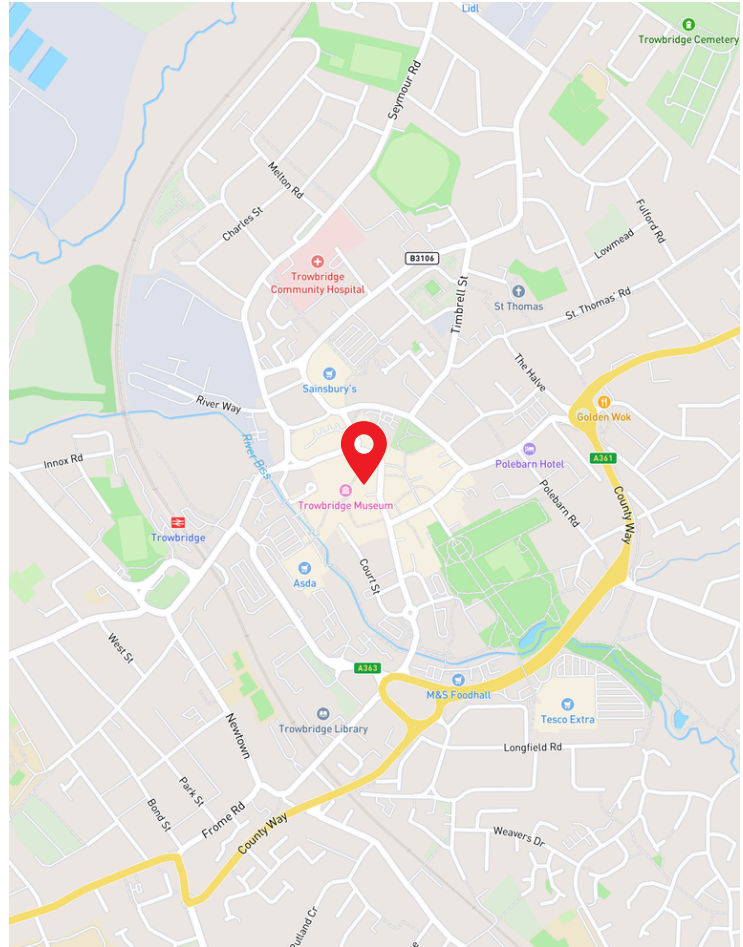
Offers in the region of £200,000 (Two hundred thousand pounds) for the 999 long leasehold interest. ***This represents a low capital value of £71.65 psf.***

VAT The premises are not elected for VAT.

EPC Rating TBC.

Tenure A new 999 year long leasehold at a peppercorn ground rent.

Anti money laundering procedures In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.



Contact owners sole agents:

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Kevin Neun

07717 874 710

kevin@assemblycre.co.uk

Jamie Mackenzie

07533 348 479

jamie@assemblycre.co.uk

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

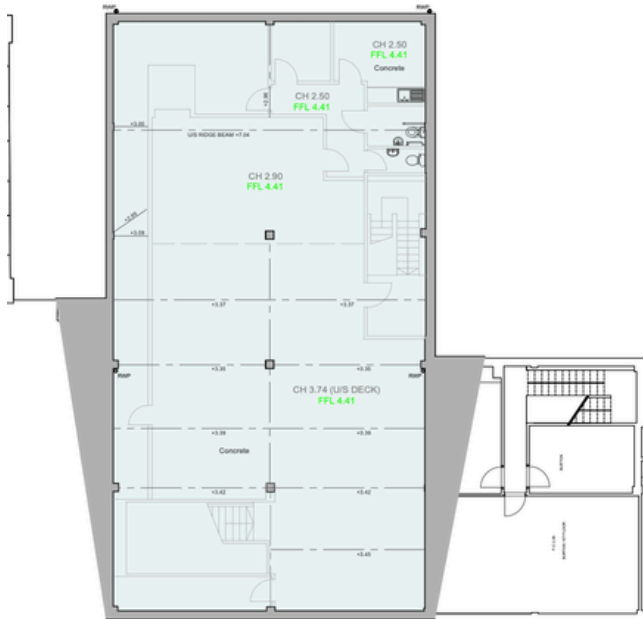
Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Unit 10, The Shires, Trowbridge BA14 8XR

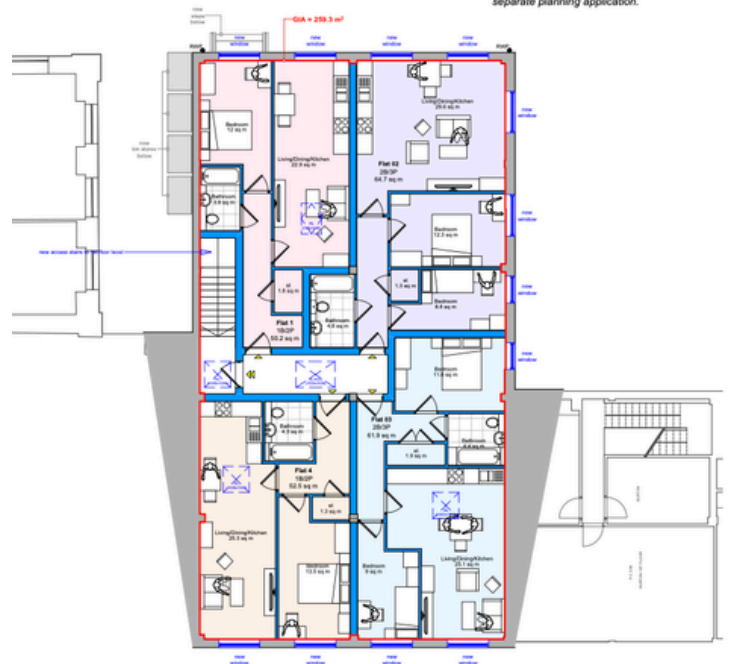
Class E premises with prior approval for Permitted Development Rights



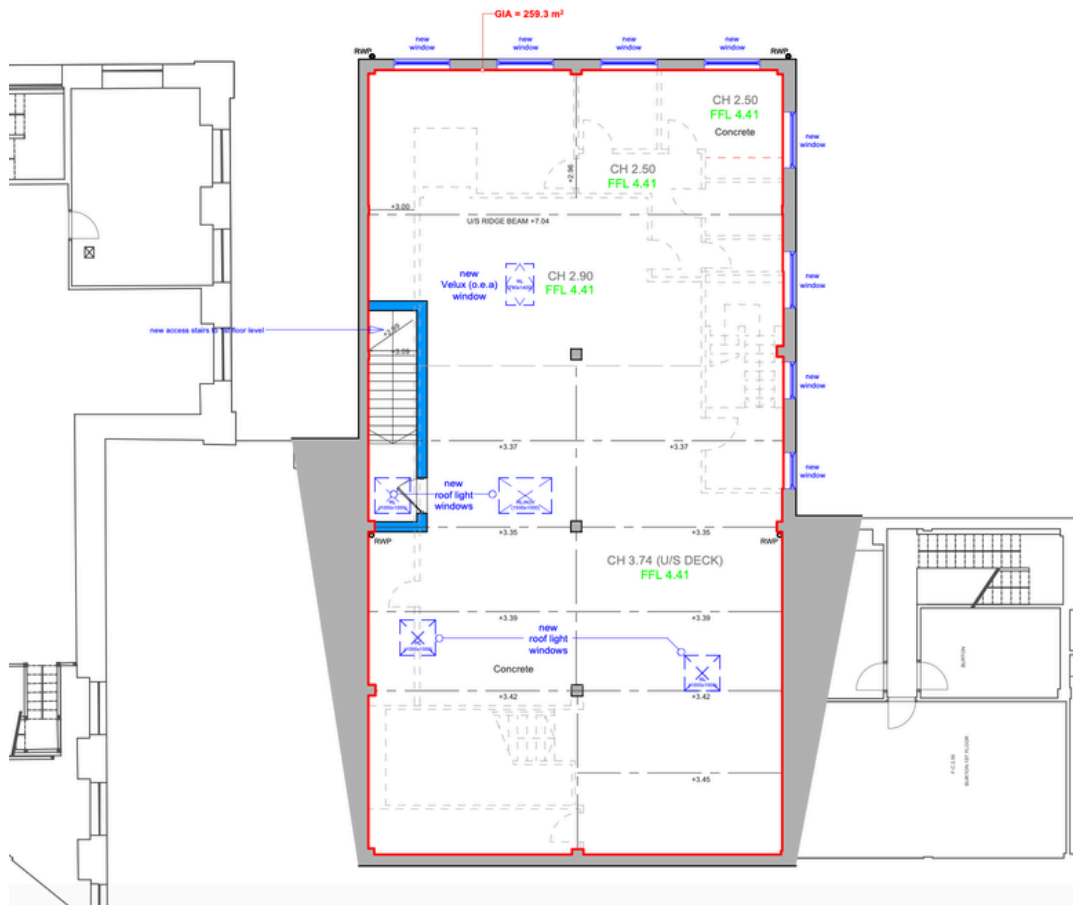
Existing



Proposed layout



Proposed alterations



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

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