

FOR SALE

Residential Development Opportunity

2,291 sq.ft (213 sq.m)



The
Shires

It's all about you

Unique collection of independent shops, cafés,
businesses, and residential in one place

The Shires Shopping Centre, Trowbridge BA14 8AT



Location

Trowbridge, Wiltshire
BA14 8AT



Trowbridge is the county town of Wiltshire, England, on the River Biss in the west of the county. It is near the border with Somerset and lies 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol. Trowbridge is a good base for visitors touring the Cotswolds and the Wiltshire Downs.

The Shires Shopping Centre is an approx 5-minute walk from Trowbridge train station.

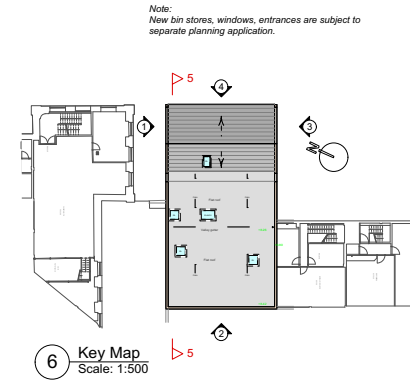
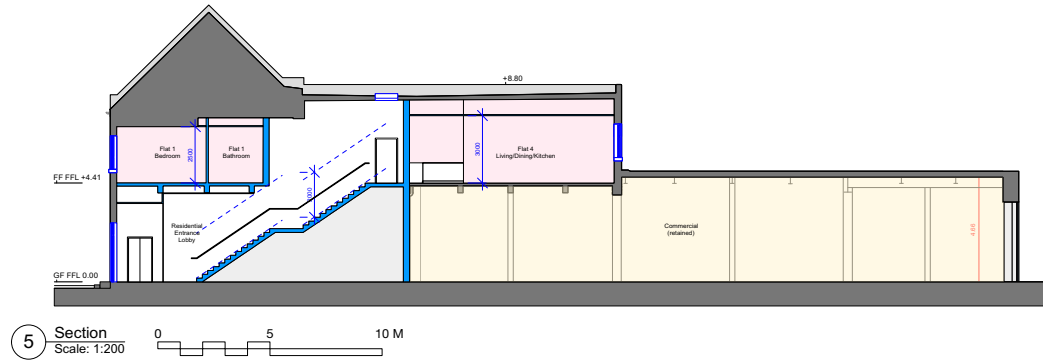
The nearest bus is directly in front of Castle Place, there are also an eight car taxi rank in Market Street and a three car taxi rank in Castle Street.



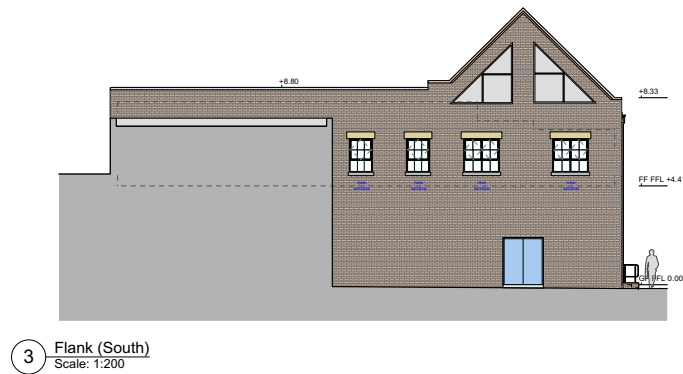
Proposed Plans

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Proposed Elevations



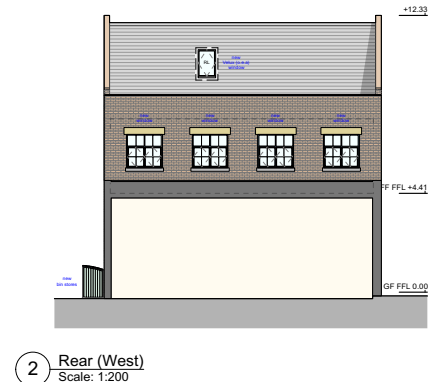
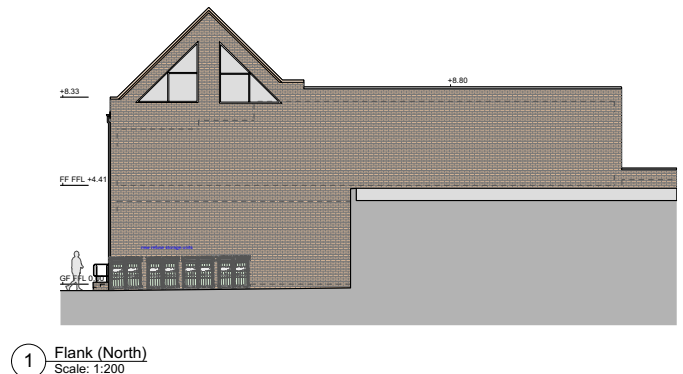
Note:
New bin stores, windows, entrances are subject to separate planning application.



Note:
All external materials and components to match with existing.
The replacement windows, new doors are subject to planning approval.

Material Legend

- Main facade - red coloured stock brickwork - as existing
- External windows - proposed uPVC frame double-glazed units with precast concrete window sills and lintels.
- External door - metal doorset as existing/ proposed composite GRP PAS24 grade security door (communal entrance) with glazed vision panels & integrated video entry system/ thru wall letter boxes.
- External access steps/barrier - red coloured stock brickwork to match existing with stainless steel guard railings.
- External Bins Storage Unit - MetroSTOR o.e.a. secured bin stores, each to house 2no. 240 ltr wheellee bins - to be bolt fixed onto concrete floor



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Residential Conversion



Schedule of Accommodation

1st Floor	sq.ft	sq.m
Flat 1	540.3	50.2
Flat 2	696.4	64.7
Flat 3	666.3	61.9
Flat 4	565.1	52.5
Ground Floor	sq.ft	sq.m
Commercial	4,305	399.9



- 1st Floor Residential Development Opportunity Available
- Situated above prominent retail location in Trowbridge
- The opportunity is currently used as 1st Floor redundant retail space with planning permissions granted for residential conversion.
- Separate power and access is already provided

Price

OIEO £180k

Tenure

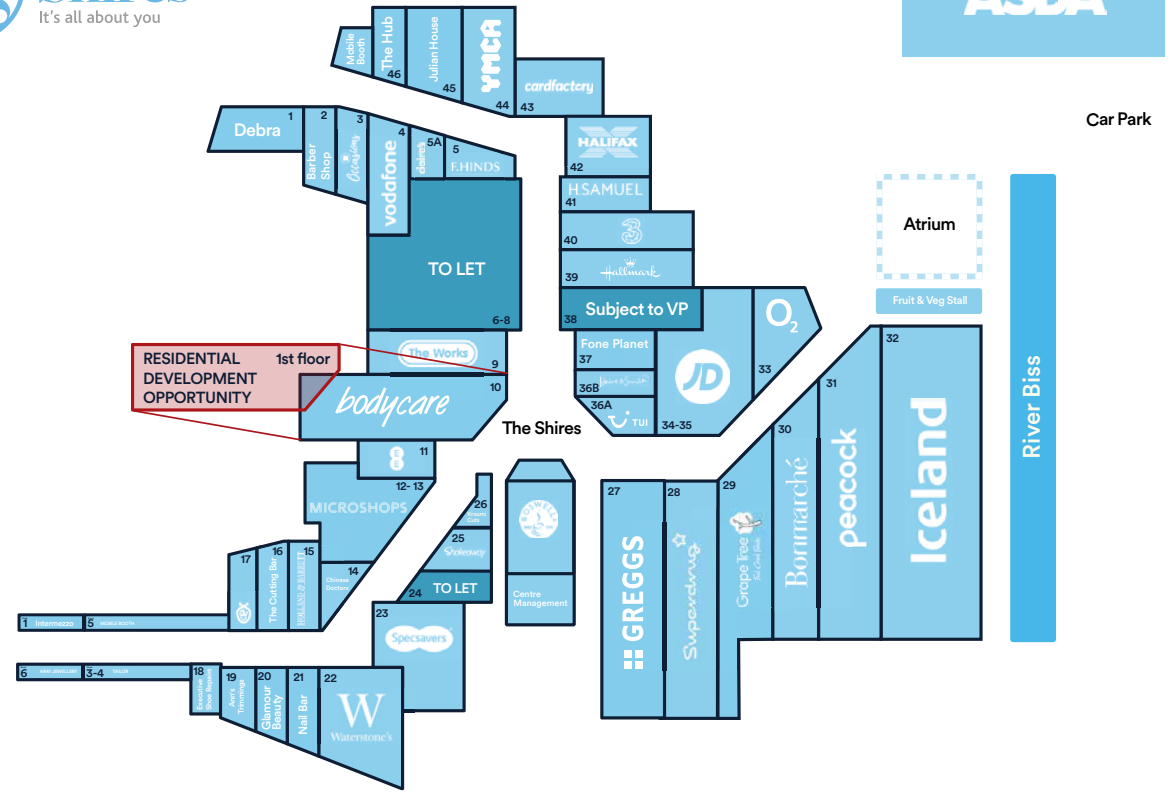
Leasehold (125 Years)

Planning

1. Prior Approval Application - 230425(PL)01 to 05
2. External Alterations Application - 230425(PL)06 to 10

References & legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Viewing

Strictly via prior appointment with the appointed agent:

Managed by

LCP.
part of M'Core

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2200



searchlcp.co.uk

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