

Handle House

Stallard Street, Trowbridge BA14 8HN



For Sale – £160,000 (May Let)

A Grade II* Listed 3-storey building, most recently used as office space. Constructed in the mid-19th century, the building is of unique construction and is built on a segmental bridge over the River Biss, occupying a very central position within Trowbridge town centre.

Immediately Available. Suitable for a single occupier to use as office space, co-working serviced offices or for conversion to residential (subject to obtaining all necessary planning and listed building consents).

Handle House

Stallard Street, Trowbridge

BA14 8HN

For Sale – £160,000 (May Let)

LOCATION:

Trowbridge, the county town of Wiltshire has a population of approximately 43,744, (Census, 2021). The property is situated on a segmental bridge over the River Biss in the north-western part of Trowbridge town centre and within close proximity to a wide range of amenities including pay and display car parking and Trowbridge Train Station. The Clark Mills redevelopment and Shires Shopping Centre are very closeby.

Well located for access to nearby towns of Bradford on Avon 3 miles, Westbury 5 miles, Melksham 6 miles, Chippenham 12 miles and the city of Bath 12 miles.

WHAT3WORDS - /// will.violin.safety

DESCRIPTION:

Grade II* Listed, self-contained office premises. Accessed off Wicker Hill via a stepped entrance. Now largely open-plan office space providing for flexible formats to suit modern office requirements. WC and kitchen area on the ground floor. External balcony area. No dedicated parking, but within close proximity to pay and display car parks.

Ground (NIA)	57.63 sq m	620 sq ft
First (NIA)	53.35 sq m	574 sq ft
Second (NIA)	59.25 sq m	638 sq ft
Net Internal Area (NIA)	170.23 sq m	1,832 sq ft
Limited Use Areas	26.40 sq m	284 sq ft
IPMS3	196.63 sq m	2,117 sq ft

SERVICES: We understand that the property is connected to mains electric, water and drainage. Services and appliances not tested.

PLANNING: Grade II* Listed and located within the Trowbridge Conservation Area. Previously used as offices under Class E. However, prospective occupiers are advised to make their own enquiries with the Local Planning Authority, Wiltshire Council, regarding their intended use: Tel: 0300 456 0114

RATEABLE VALUE: £18,000 (2023 List). Not the rates payable, interested parties should rely on their own enquiries.

FREEHOLD TERMS:

Inviting unconditional offers for the Freehold Interest with vacant possession at an asking price of £160,000.

LEASEHOLD TERMS:

The Landlord may consider letting – Terms on Application.

VAT: We understand VAT is not payable on the price or rent.

EPC RATING: 114|E – Copy of the report available upon request.

VIEWINGS: Strictly by appointment through the sole agents **Cooper and Tanner 1908 Ltd.**

Telephone 01761 411010 – Opt. 2

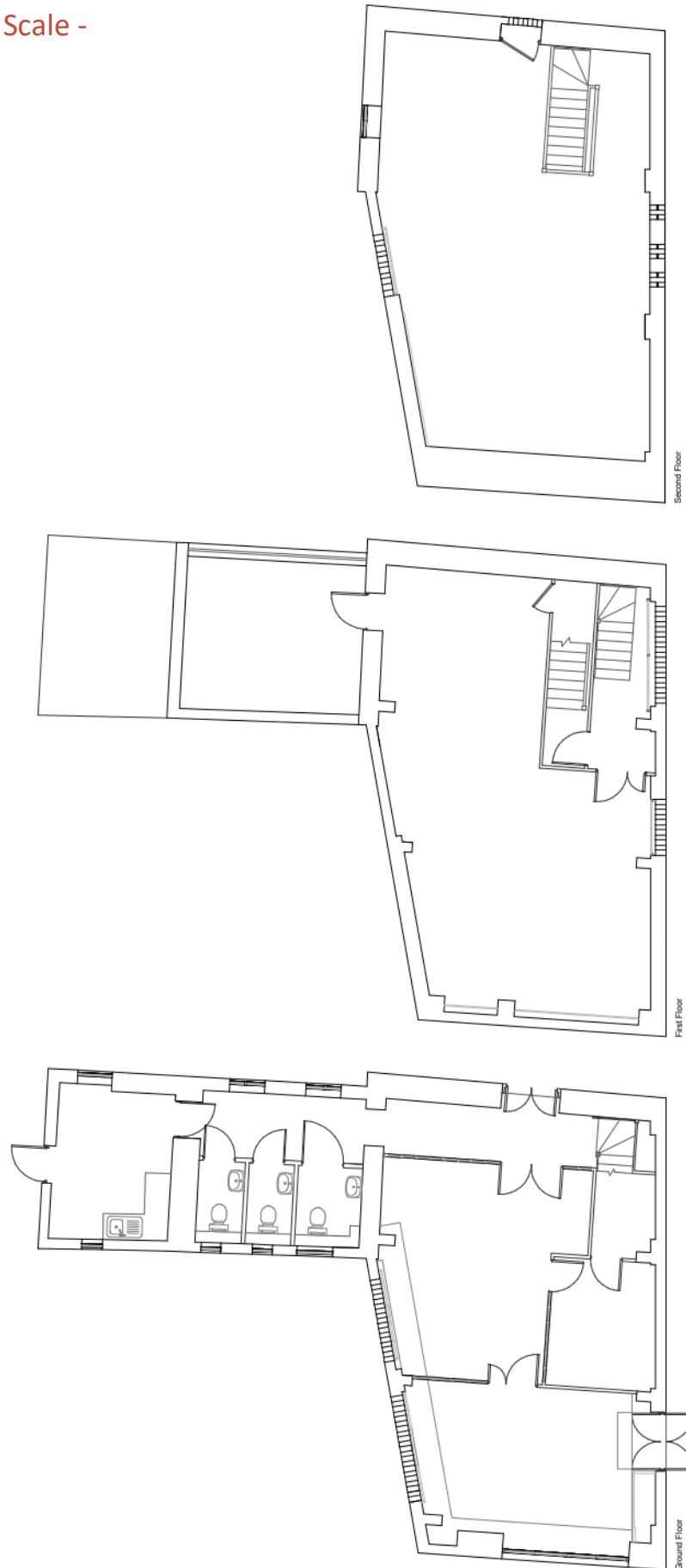






Indicative Floor Plan

- Not to Scale -





MIDSOMER NORTON OFFICE
 Telephone 01761 411010 – Opt 2
 14 High Street, Shepton Mallet, BA3 2HP
commercial@cooperandtanner.co.uk

COOPER
 AND
 TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

