



ON THE INSTRUCTIONS OF THE WILTSHIRE PRIMARY CARE TRUST

FOR SALE BY PRIVATE TREATY

**LAND AND BUILDINGS WITH POTENTIAL FOR
REDEVELOPMENT**

(Subject to Planning Permission)



THE FORMER TROWBRIDGE CLINIC

THE HALVE

TROWBRIDGE

BA14 8SA



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Location:

Trowbridge is the County town of Wiltshire located approximately 8 miles south east of Bath. It has a population in excess of 40,000 people (2001 census) with a catchment population of 200,000 people within a 20 minute drive time. There is easy access onto the A350 aerial route leading north to Junction 17 of the M4 motorway (approximately 16 miles) and south to the A303 (approximately 15 miles).

The property is situated on the corner of The Halve and Union Street just to the north of the town centre.

Description:

The property has a total site area of approximately 0.49 acres (0.2 ha). On it stands a two storey building which we understand was purpose designed in the 1970s as a health centre. It is constructed of a combination of concrete and brick under a predominantly flat roof with substantially glazed and panelled elevations. There are two staircases. There are male and female toilet facilities on both levels.

The accommodation is centrally heated throughout from a boiler situated in the boiler room. Other rooms in the building have been fitted for specific purposes including dental facilities.

The remainder of the site is laid to car parking with access from a gated entrance on to Union Street.

A site plan is incorporated with the details. On the south eastern boundary of the site, it adjoins a narrow access way owned by Wiltshire Council leading to a building owned and occupied by Wiltshire Council which is not included within the sale.

Planning:

We understand that the property is located within the Trowbridge Town Centre Conservation Area and the town centre commercial area boundary.

Significant residential development has taken place over the last few years to the south of the property however interested parties should make their own enquiries to the local Planning Authority Wiltshire Council: 0300 456 0100.





Accommodation: The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a gross internal floor area basis.

Ground Floor:	4900	sq ft	455.28	sq m
First Floor:	4900	sq ft	455.28	sq m
Total:	9800	sq ft	910.40	sq m

The total site area is 0.49 acres (0.2 ha)

Tenure: The site is to be sold Freehold. Vacant possession will be provided on completion

Terms: Offers are invited for the freehold interest.

Our clients preference is to sell the property on an unconditional basis however consideration will be given to conditional offers.

Services: We understand that all mains services are located within the vicinity of the subject site but interested parties should satisfy themselves as to their exact location and capacity. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

EPC & Asbestos Surveys: EPC and Asbestos Surveys are available.

Business rates The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.

VAT All prices quoted are exclusive of VAT

Legal Costs: Each party to pay their own legal costs.

Viewing: Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004
Email: henryking@kavanaghs.co.uk

Date of particulars: November 2011





The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: www.commercialleasecode.co.uk Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. 5922



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