

**Lot 16, 52 Bond Street, Trowbridge,**  
**Wiltshire BA14 0AS**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Commercial, Residential and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 16, 52 Bond Street, Trowbridge, Wiltshire BA14 0AS

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Property Information

### Freehold Commercial, Residential and Development Opportunity

- Former Funeral Parlour with parking for 5 cars and garage
- Approximately 2,163 sq ft
- Residential, Development and Change of Use Opportunities (subject to consents)
- Established residential location, less than 1 mile from Trowbridge town centre
- VAT not applicable

**Lot** 16  
**Auction** 9th July 2024

**Vacant Possession**  
**Status** Available

**Sector** Development  
**Auction Venue** Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

**Miles** 8 miles south-east of Bath, 25 miles south-east of Bristol  
**Roads** A36, A350, A361  
**Rail** Trowbridge Railway Station  
**Air** Bristol Airport

### Situation

The property is situated in an established residential area, on the west side of Bond Street, close to its junction with Frome Road (A361), less than 1 mile from Trowbridge town centre. Retailers in Trowbridge include Tesco Extra, Asda Superstore, Boots the Chemist, Odeon Cinema, Wagamama, Nando's, JD Wetherspoon, Anytime Fitness and JD Sports.

### Tenure

Freehold.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property comprises a former funeral parlour arranged on the ground and first floors, with the first floor no longer accessible due to the staircase being removed. The property benefits from a garage and a large yard to the side that provides car parking for approximately 5 cars, as well as disused land to rear.

### VAT

VAT is not applicable to this lot.

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wiltshire Council. ([www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)) (Phone: 0300 456 0100)

### Viewings

There will be one accompanied viewing date on Tuesday 2nd July from 12pm to 1:30pm. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 16, 52 Bond Street, Trowbridge,

Wiltshire BA14 0AS

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Commercial/Ancillary (unused)	160.71	(1,730)	VACANT
First		-	(-)	
Garage		40.28	(434)	
<b>Total</b>		<b>200.98</b>	<b>(2,163)</b>	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

**Lot 16, 52 Bond Street, Trowbridge,**  
**Wiltshire BA14 0AS**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 16, 52 Bond Street, Trowbridge,**  
**Wiltshire BA14 0AS**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



**Lot 16, 52 Bond Street, Trowbridge,**  
**Wiltshire BA14 0AS**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



# Lot 16, 52 Bond Street, Trowbridge,

Wiltshire BA14 0AS

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



# Lot 16, 52 Bond Street, Trowbridge, Wiltshire BA14 0AS

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### Shoosmiths LLP

7th Floor, 125 Colmore Row,

Birmingham

B3 3SH

#### Beth McArdle

+44 (0)370 086 4134

[beth.mcardle@shoosmiths.com](mailto:beth.mcardle@shoosmiths.com)

#### Harriet Gallot

+44 (0)370 086 4134

[harriet.gallot@shoosmiths.com](mailto:harriet.gallot@shoosmiths.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024