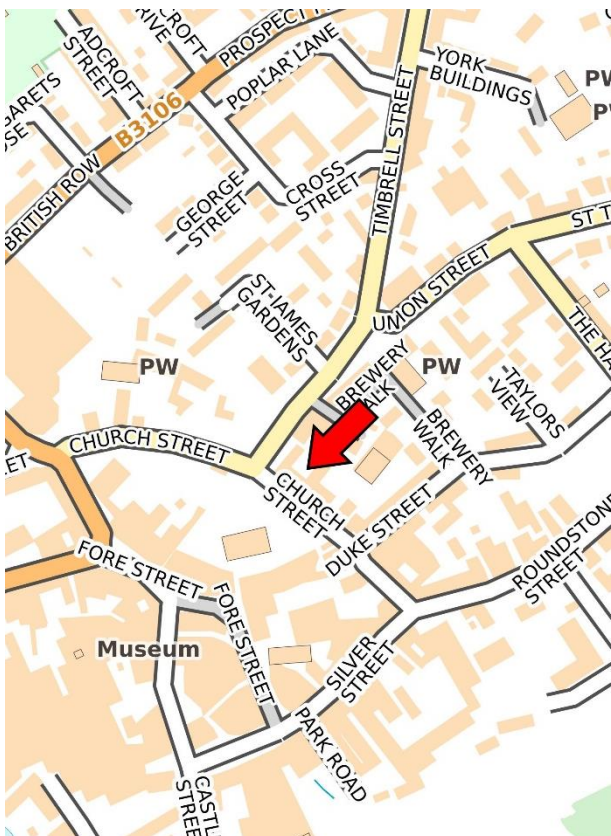


# 17 Church Street

Trowbridge, Wiltshire, BA14 8DW

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## Description

An attractive Grade II listed building, originally the "Boys School" as evidenced by the scrolled inscription above the door and forms part of the group of buildings being the former school buildings and Almshouses.

Most recently it has been used by Church Street Chiropody Practice. The property is laid out over two floors. It is raised and set back from Church Street, the entrance hall leads to three consulting rooms/offices, a reception and kitchen on the ground floor. On the first floor are two consulting rooms/offices with windows overlooking the Church to the front.

Paved area to the front and courtyard at the rear with external store.

The building is available with vacant possession and offers scope for a variety of uses. It is ideally suited to an office or consultancy-based use or even possible residential conversion, subject to any necessary consents.

Within walking distance of the town centre. There is a public car park a short walk from the property and nearby on street parking.

£175,000 Freehold



#### Property Information

**Local Council:** Wiltshire Council ☎ 0300 456 0100

**Business Rates:** Rateable Value - £5,800. Small Business rates Relief may apply and applicants should make enquires with Wiltshire Council.

**Services:** Mains water and electricity are connected. Services and appliances not tested.

**Tenure:** Freehold. Vacant possession on completion.

**EPC Rating:** C

**VAT:** We understand that VAT is NOT payable on the purchase price.

**Viewing:** By appointment only through the agents  
**Cooper and Tanner 1908 Ltd**

## COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03458 34 77 58

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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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.

