

High Street, Malmesbury, Wiltshire, SN16 9AA



An exciting Grade II listed retail space with accommodation above • Fitted kitchen and storage space • Outside courtyard • Good size apartment above • Investment opportunity for both 6% Yield • Cellar • Formerly a bakery • No onward chain • EPC Grade II Listed

High Street,

Malmesbury, Wiltshire, SN16 9AA

Key Features



4
Bedrooms



1
Bathroom



1
Reception

About the property

Beautifully located in the town centre of Malmesbury, this fantastic Grade II listed building offers a retail space which has great versatility and a four bedroom apartment above with separate access.

The retail space consists of a shop front with a separate front door, access to the kitchen at the rear, a downstairs cloakroom and a pretty courtyard garden at the rear of the property.

Beneath the property is a cellar which has access from the ground floor.

There is a separate entrance which can be used by the flat above, this is accessed by stairs to the first floor where there is a large kitchen-diner with a bay window overlooking the courtyard, a sitting room, a bathroom with a separate cloakroom.

On the second floor there are two large bedrooms and two slightly smaller ones, complete with a wide landing, which could be an office space.

The property is sold with no onward chain.

Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Directions

From our office in Tetbury take the third exit at the roundabout into Market Place, follow the road into Silver Street which leads out of Tetbury.

Follow this road through Long Newnton and at the first roundabout take the second exit onto Tetbury Hill, continue down the hill and at the next roundabout take the second exit. Go straight on at the next roundabout and at the third one take the first exit directed to the town centre and onto Gloucester Road.

Follow the road and take the left hand turning into Abbey Row. Follow the one way system and at the T Junction turn right into High Street. The property can be found on the left hand side at the top of the High Street.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Wiltshire Council

Council Tax Band: B

Our reference

TET/HP/RN/08092023

We'd love to hear from you

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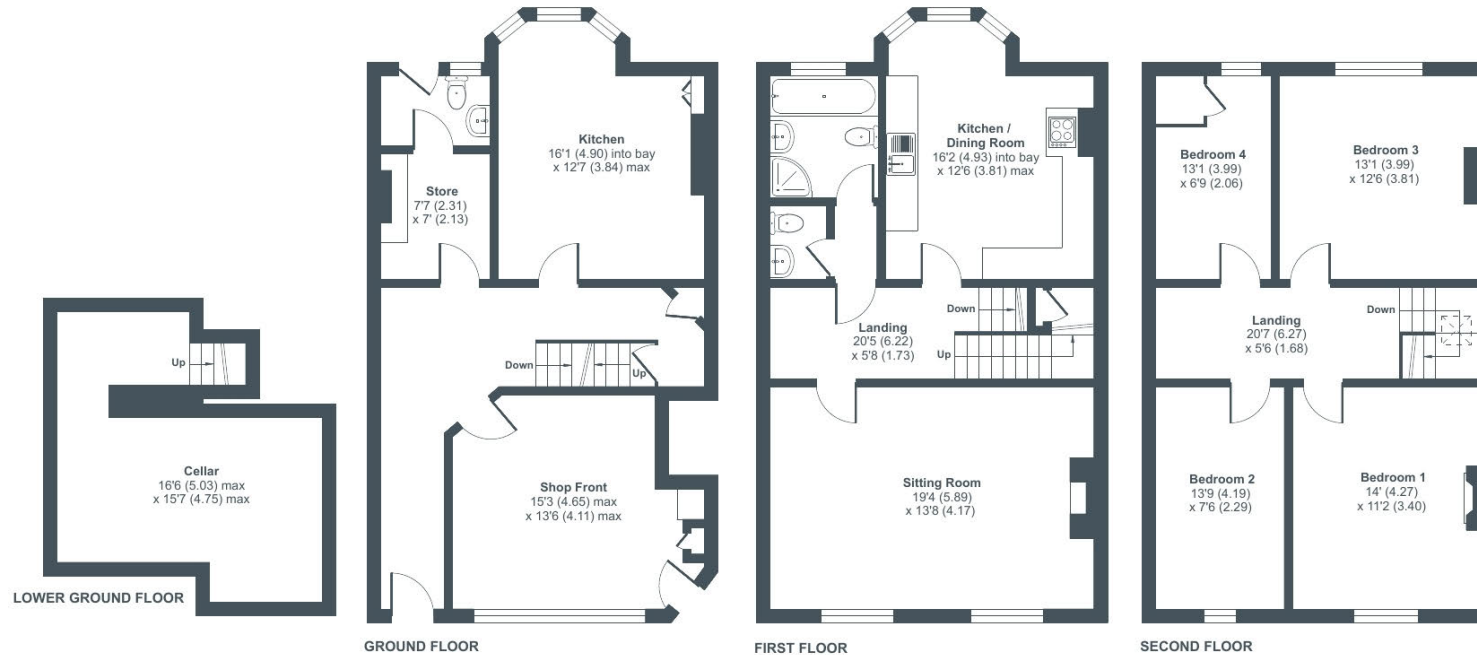




High Street, SN16

Approximate Area = 2258 sq ft / 209.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntnecom 2023. Produced for Perry Bishop. REF: 1031343



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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