FOR SALE — Freehold Ground Rent Investment

ST GEORGES WORKS, SILVER STREET, TROWBRIDGE BA14 8AF

GRAHAM SIBBALD





Opportunity Summary

- Freehold
- Residential ground rent investment
- Town centre location
- 2019 Development finished to high specification
- 30 residential leases
- 999-year leases
- 39 car parking spaces
- Document pack available

Total Rental Income:
£5,745.90 per annum

Price:
£50,000
(Subject to Contract)

Gross Initial Yield:
11.50%

LOCATION

The subject is located off Silver Street, which is in the established town centre of Trowbridge, the county town of Wiltshire. Trowbridge has an estimated population of 45,000 people and benefits from good road connections via the A350, A361 and M4 providing access to nearby towns of Bradford-on-Avon (5 miles), Westbury (4 miles), Bath (13 miles), Chippenham (14 miles) and Bristol (32 miles). There are regular high speed rail services to London from Westbury, Chippenham and Bath. Silver Street comprises a mix of retail premises, offices, cafes, restaurants, and public houses.



DESCRIPTION

The subject property was developed in 2019 providing 30 residential flats. It is arranged across two detached buildings with the larger block being a newly built, 4-storey building of loadbearing timber framed construction with external brickwork and a mansard top floor finished in zinc cladding. The smaller block was redeveloped from office use and provides modern refurbished residential accommodation arranged over two storeys finished with external brickwork. The property is accessed via Silver Street and has secure metal gates at the entrance. It also benefits from 39 car parking spaces.

ACCOMMODATION AND GROUND RENTS

Flat number	Annual ground rent	Flat number	Annual ground rent
1	£200.00	17	£200.00
2	£200.00	18	£205.00
3	Peppercorn	19	£197.45
4	£185.00	20	£227.50
5	£237.50	21	Peppercorn
6	£247.50	22	£237.50
7	£220.00	23	£215.00
8	£205.00	24	£212.00
9	£200.00	25	£218.50
10	£199.95	26	£105.00
11	£227.00	27	£141.50
12	£237.50	28	£220.00
14	£247.50	29	£105.00
15	£237.50	30	£205.00
16	£200.00	31	£212.00

TENANCY

All flats have been sold off on 999 years from 1 January 2019. The first ground rent review is 1 January 2040 and then every 21 years thereafter, with reviews being indexed linked to RPI.



PRICE

£50,000

ENERGY PERFORMANCE CERTIFICATE

Available upon request

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction

TENURE

The property is held freehold under the title number WT438261.

DOCUMENT PACK

- Building regulations
- Example lease
- Fire risk assessment
- Service charge
- Title

To arrange a viewing please contact:



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07392 087 514



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: November 2026

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