

Lot 39, 2/6 Marston Road, Trowbridge,

Wiltshire BA14 0LR

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Convenience Store and Residential Investment

www.acuitus.co.uk

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Property Information

Freehold Convenience Store and Residential Investment

- Substantial Convenience Store and 2 x bedrooms flats
- Entirely let to One Stop Stores until March 2039 (Subject to option)
- Tenant in occupation for over 8 years
- Approx. Commercial Floor Area 376.70 sq m (4,055 sq ft)
- Approximately 1 mile from Trowbridge Town Centre
- Nearby retailers include JD Sports, Tesco Extra, Next, Sports Direct, Asda Superstore, Wagamama, Nando's, Odeon Cinema, Boots the Chemist, JD Wetherspoon and Anytime Fitness

Lot

39

Auction

30th October 2025

Rent

£51,000 per Annum Exclusive

Status

Available

Sector

Retail, Supermarket/Convenience

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south east of Bath, 12 miles south of Chippenham, 29 miles south east of Bristol

Roads

A363, A350, A36, M4 (J17)

Rail

Trowbridge Railway Station

Air

Bristol Airport

Situation

The property is situated in an established and popular residential area on the west side of Marston Road, close to its junction with Silver Street Lane. The property also benefits from being approximately 1 mile south-west of Trowbridge Town Centre.

Tenure

Freehold.

EPC

Flat 2 - Band E, Flat 6 - Band E, Retail - Band B

Description

The property comprises a substantial convenience store on the ground floor and two self-contained residential flats on the first floor. The property benefits from a rear car park.

The property benefits from a site area of 0.14 Ha (0.34 Acres) with a site coverage of 28% and may be suitable for longer term redevelopment subject to consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground First	Convenience Store 2 x bedroom flats	376.70 -	(4,055) -	ONE STOP STORES (CRN: 02462858) (1)	15 years from 28/03/2024 (3)	£51,000	28/03/2029 28/03/2034 (27/03/2039)
Total Approximate Commercial Floor Area		376.70	(4,055) (2)			£51,000	

(1) One Stop Stores Limited have been a subsidiary of Tesco plc since 2003 and trade from over 1,000 shops across the UK (www.onestop.co.uk). For the year ending 24/02/2024, One Stop Stores Limited (CRN: 02462858) reported a Revenue of £1,297,556,000, a pre-tax profit of £22,072,000 and shareholders funds of £163,663,000 (Source: Annual Report and Financial Statements as published at Companies House (25/09/2025)).

(2) The floor areas shown above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/279607216>).

(3) The lease provides for a Tenant option to determine the lease on 27/03/2034 upon serving 6 months written notice.

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2024