

Lot 45, 39 to 40 Fore Street, Trowbridge,

Wiltshire BA14 8EJ

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Substantial Retail Building with Self Contained upper parts
- Entirely Let to Power Leisure Bookmakers Limited t/a Paddy Power
- Paddy Power in Occupation for at least 13 Years
- Prominent Position on the Pedestrianised Fore Street
- Close to The Shires and Castle Place Shopping Centres
- Self Contained 1st floor suitable for medium term Residential Conversion, Subject to Consents
- Neighbouring occupiers include Boots Opticians, Superdrug, JD Sports and Santander

Lot

45

Auction

29th October 2026

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south-east of Bath, 14 miles south-east of Chippenham, 25 miles south-east of Bristol

Roads

A36, A350, A361

Rail

Trowbridge Railway Station

Air

Bristol Airport

Situation

Trowbridge is an attractive market town set in the Wiltshire countryside, benefiting from good transport links to London, Bath and Bristol. The property occupies a prominent position on the western side of Fore Street, one of the town's principal pedestrianised retail thoroughfares. The property is within easy walking distance of The Shires Shopping Centre, comprising some 56 retail outlets.

Neighbouring occupiers include Boots Opticians, Superdrug, JD Sports and Santander.

Tenure

Freehold.

EPC

Band B.

Description

The property is an attractive Grade II Listed building providing retail accommodation on the ground floor and self contained first floor ancillary accommodation, which is accessed separately from Fore Street and may be suitable for medium term residential conversion, subject to obtaining the required consents.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground Floor (Self Contained)	Retail Ancillary	88.94 37.70	(957) (406)	POWER LEISURE BOOKMAKERS LIMITED (CRN 03822566) t/a Paddy Power (2)	15 Years from 01/07/2013	£27,500	(30/06/2028)
Total Approximate Floor Area		126.64 (1)	(1,363) (1)			£27,500	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) Power Leisure Bookmakers Limited (CRN 03822566), trading as Paddy Power, is a leading bookmaker operating betting shops throughout the UK and Ireland, together with online sports betting and gaming services. For the year ended 31st December 2024, Power Leisure Bookmakers Limited reported a turnover of £1,373,886,000, a profit before tax of £150,871,000 and net assets of £606,231,000. (Annual Report and Financial Statements as published on Companies House: 08/10/2026).

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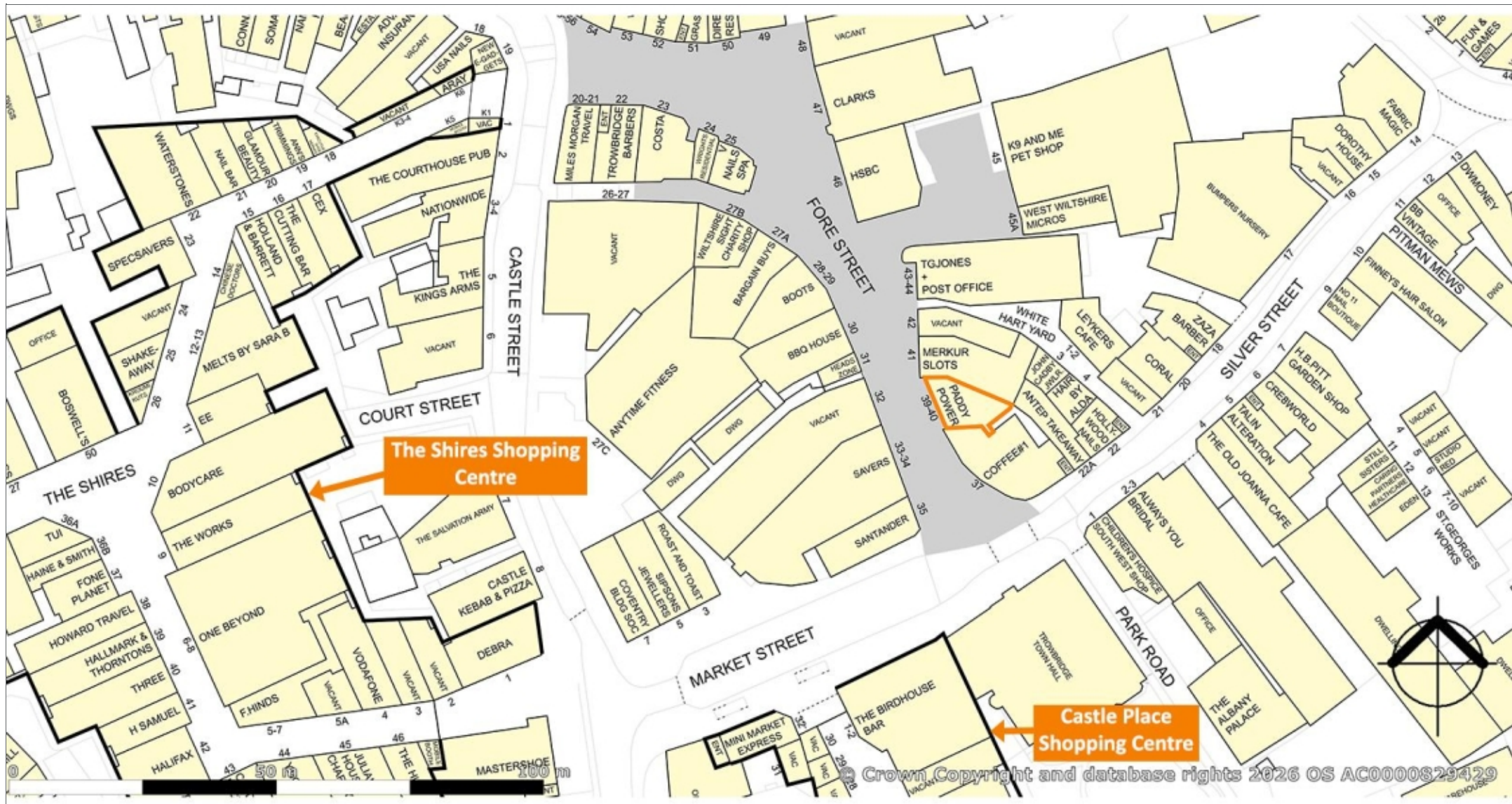
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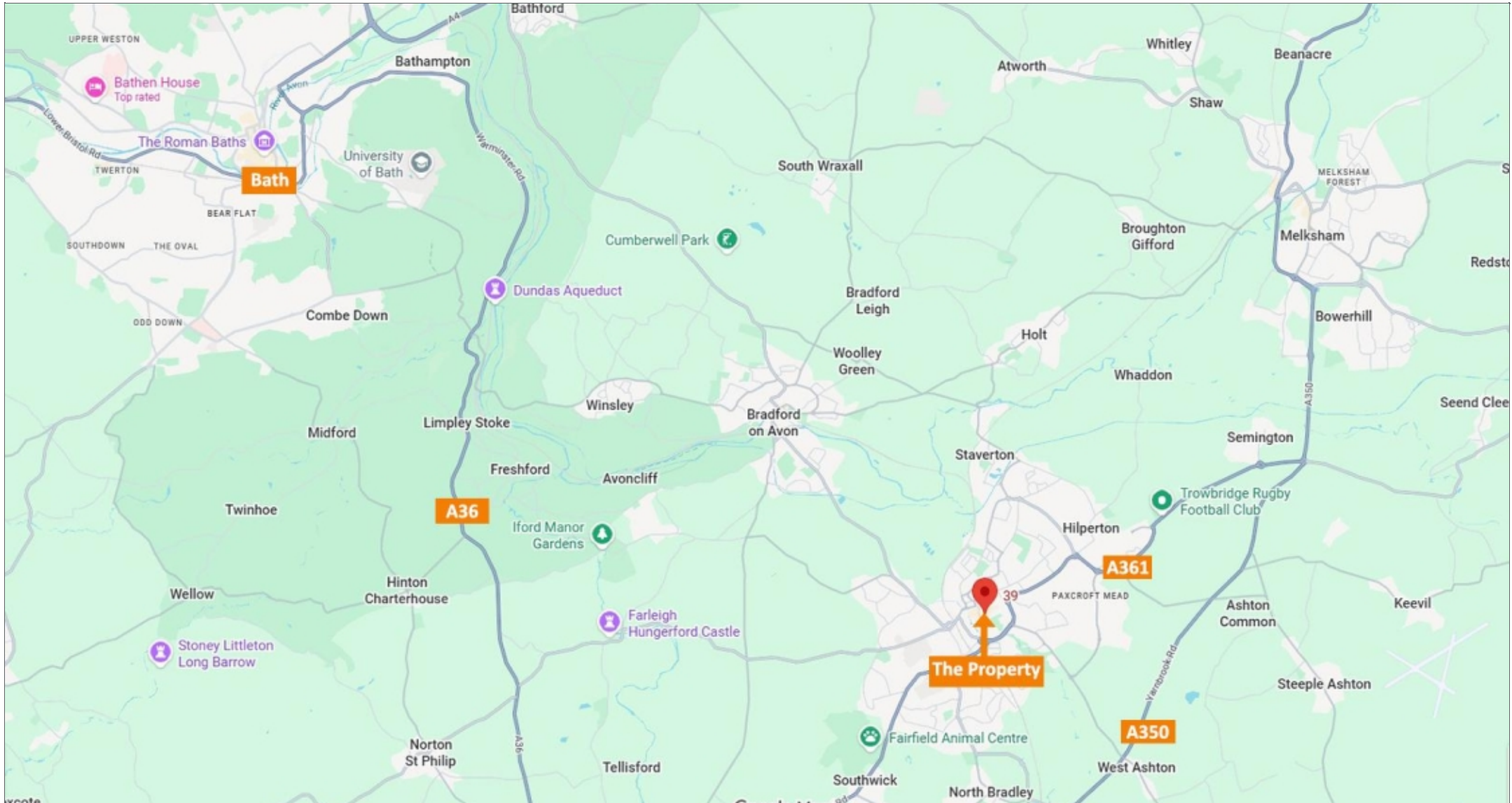
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2026