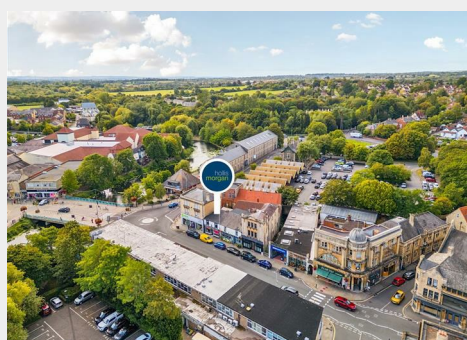


7 The Bridge, Chippenham, Wiltshire, SN15 1HA

Auction Guide Price +++ £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL BUILDING
- INVESTMENT - FULLY LET @ £16,500 PA
- DEVELOPMENT - RESI ON UPPER FLOORS stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold COMMERCIAL INVESTMENT fully let producing £16,200 pa | Scope for RESI DEVELOPMENT on UPPER FLOORS subject to consents.

7 The Bridge, Chippenham, Wiltshire, SN15 1HA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 The Bridge, Chippenham, Wiltshire, SN15 1HA

Lot Number 23

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

A Freehold mid terraced High Street commercial building with accommodation (980 Sq Ft) arranged over two floors and pedestrian access to the rear.
Sold subject to existing tenants.

Tenure - Freehold
EPC - TBC

THE OPPORTUNITY

COMMERCIAL INVESTMENT

The property is let to tenants occupying the whole building and paying a recently increased rent of £1350 pcm | £16,200 pa on a tenancy which expires in February 2027.
We understand the tenants have shown a willingness to extend the lease.
Sold subject to existing terms for new owners to negotiate with tenants post completion.

RESIDENTIAL DEVELOPMENT

There is scope for residential development on the upper floors.
We understand no planning of this nature has been recently sought and is subject to gaining the necessary consents.
Interested parties to make their own investigations.

LOCATION

The market town of Chippenham has a great selection of shopping facilities, cafes and a range of restaurants including the Michelin starred restaurants at Lucknam Park. Leisure pursuits within the surrounding areas include the race circuit at Castle Combe, horse racing at Bath and the deluxe Bowood Hotel, Spa and Golf Club. The train station is a 10 minute walk with main line rail services, Paddington is 75 minutes and the Georgian city of Bath, with its many cultural, leisure and shopping attractions, is a 15 minute train journey. Tetbury and Cirencester, two typical Cotswold's towns, are within easy access, and the M4 motorway (J17) is only 5 miles away and provides fast road access.

SOLICITORS & EXTENDED COMPLETION

Please refer to online legal pack for solicitors details.

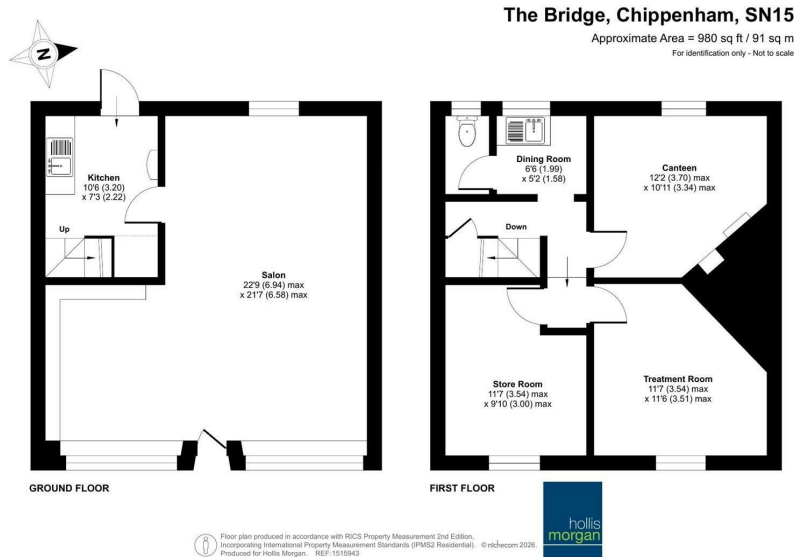
EXTENDED COMPLETION

Completion is set for 8 weeks (or earlier subject to mutual consent)

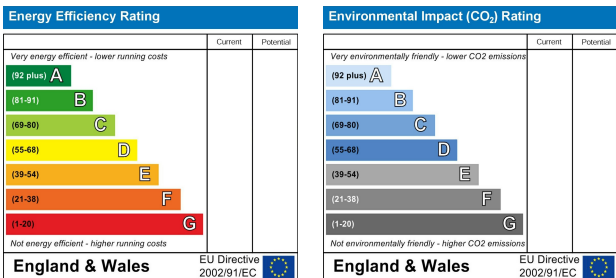
IMPORTANT AUCTION INFORMATION

VIEWINGS

Floor plan



EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.