

# Serviced Office Or Residential Development In Wiltshire For Sale

Wiltshire, United Kingdom

£1,000,000

The Business Partnership is pleased to offer for sale this development opportunity which has consent for either:

1. Serviced Office (with residential property attached), as follows:

- Commercial building for conversion to 6750sq ft Serviced Office space with planning consent.

- Business Centre could generate in excess of £250,000 of gross income (assuming £40/square foot for 5,750 sq ft rentable serviced office space)

- Charming detached three bed-roomed residential property next door

- Attractive village location in beautiful countryside

Or,

2. Development of the premises with consent for 9 homes (with residential property attached)

Existing 4 bedroomed detached house with outline consent for 9 x 2.5 storey terraced homes.

4 x 3 bed 950sq ft

5 x 4 bed 1150'

Zero S106 obligations.

Valuation - GDV 1.655M

Fabulous attractive village location with superb views!!!!

## LOCATION

Popular Wiltshire village boasting a traditional thatched pub 'The Ivy' complete with highly regarded restaurant

## EXPANSION POTENTIAL

This former B2 industrial unit is vacant and has planning permission for conversion to B1 office use. Although designed and costed, the Office Project gives a purchaser the opportunity to incorporate their own design, specification, decor and furnishing ideas. Alternatively there is consent to build 9 homes on the premises

THE  
BUSINESS  
PARTNERSHIP

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## FINANCIAL DETAILS

### Asking Price

£1,000,000

### Sales Revenue

Undisclosed

### Net Profit

Undisclosed

### Furniture / Fixtures Value

Undisclosed

### Inventory / Stock Value

Undisclosed

## GENERAL DETAILS

Property

Freehold