

25 Silver Street

Bradford on Avon, Wiltshire, BA15 1JZ

KINGSTONS

An exceptional commercial property occupying a prime position in the heart of Bradford on Avon. Rich in character and period charm, this attractive Grade II Listed building offers over 4,000 sq ft of versatile accommodation, arranged across two floors. The ground floor provides a stunning open-plan workspace featuring beautiful original flagstone flooring, while the first floor boasts an impressive loft-style office/studio space filled with natural light. Originally constructed by Spencer's Brewery in 1884, the property has most recently served as a distinctive art gallery and a thriving hair salon with café. Its flexible layout and unique atmosphere make it suitable for a wide range of business uses. Combining historic charm with outstanding adaptability, this is a rare opportunity to acquire a landmark building in one of Wiltshire's most sought-after market towns. Offered for sale with no onward chain.

£650,000

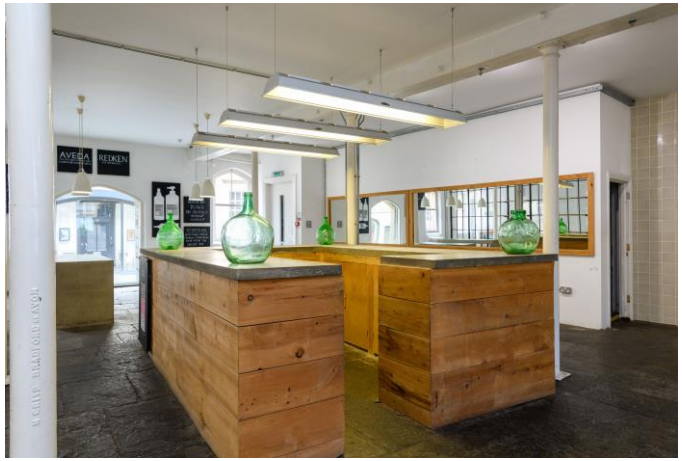














Broadband: The seller has informed us that a fibre broadband line was installed in 2025, ready to be connected when a new business sets up an account.

Woodburner: The woodburner on the first floor is due to be removed.

Business Rates
Rateable Value: £17,500.
Rate Payable: £7,560 (April 2026 – March 2027 financial year)
This is the current rate payable based on the previous business and it will be re-assessed based on any new business moving in.

Tenure: Freehold.

VAT: The building has not been opted to tax so the sale is not subject to VAT.

Viewing: Strictly by appointment through the agent **Kingstons.**

What3words: //elbowed.playback.movements

Directions: From our office in Silver Street, proceed up the hill where number 25 will be found on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

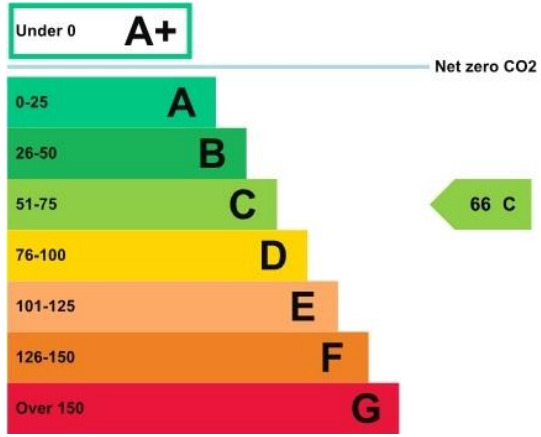






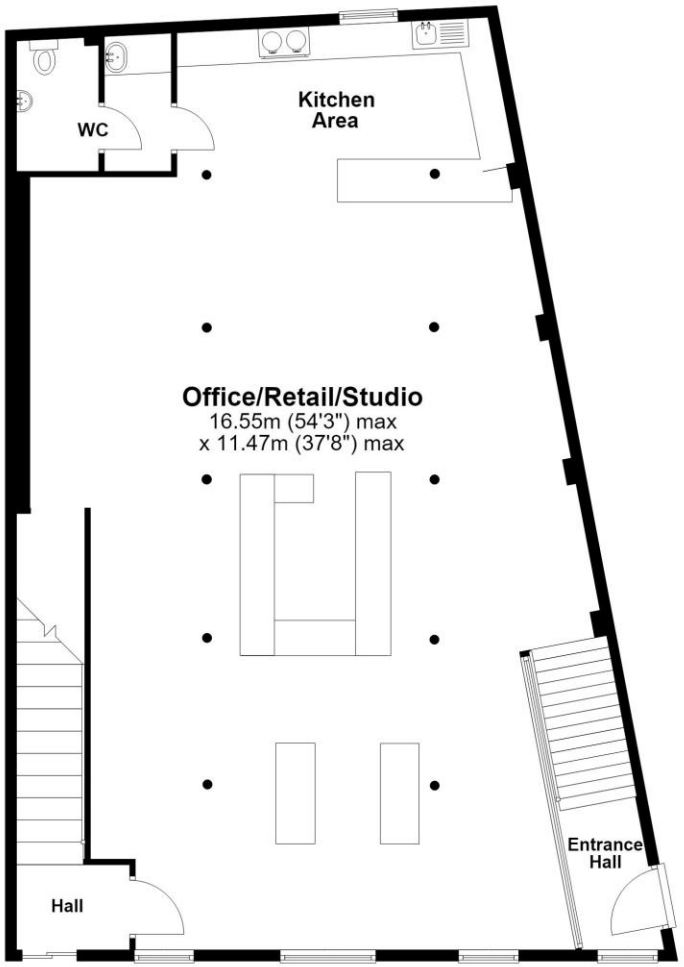






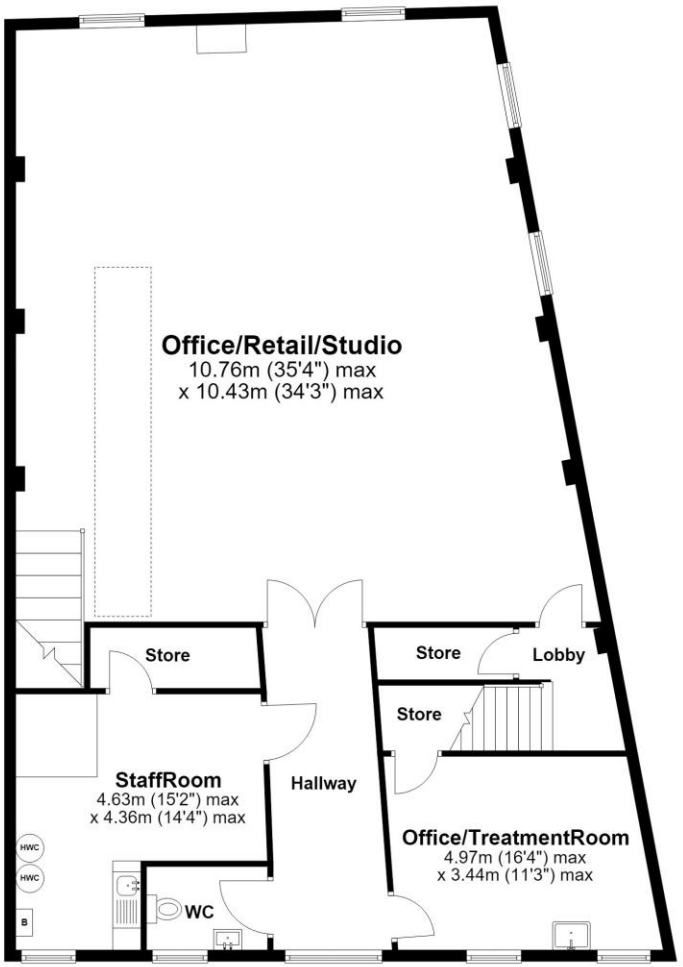
Ground Floor

Approx. 162.3 sq. metres (1747.3 sq. feet)



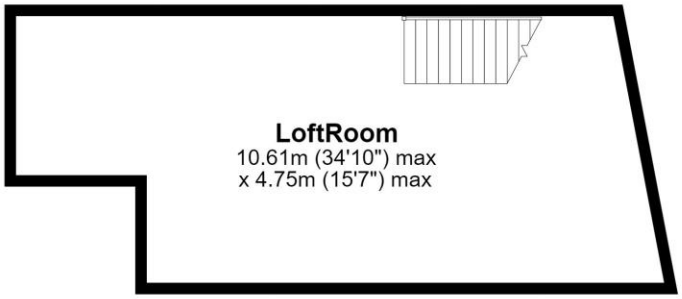
First Floor

Approx. 163.8 sq. metres (1763.6 sq. feet)



Second Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 374.1 sq. metres (4027.1 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.

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