



The Bear  
26 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY

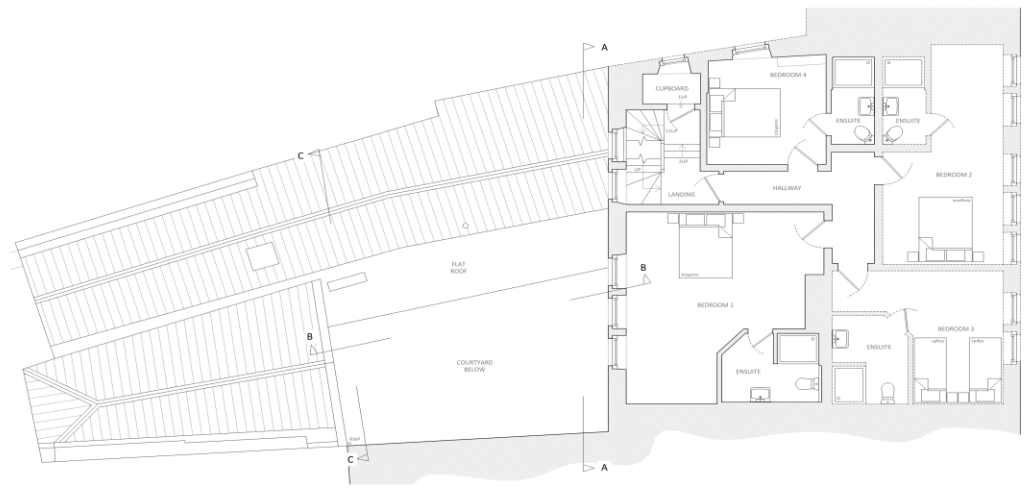
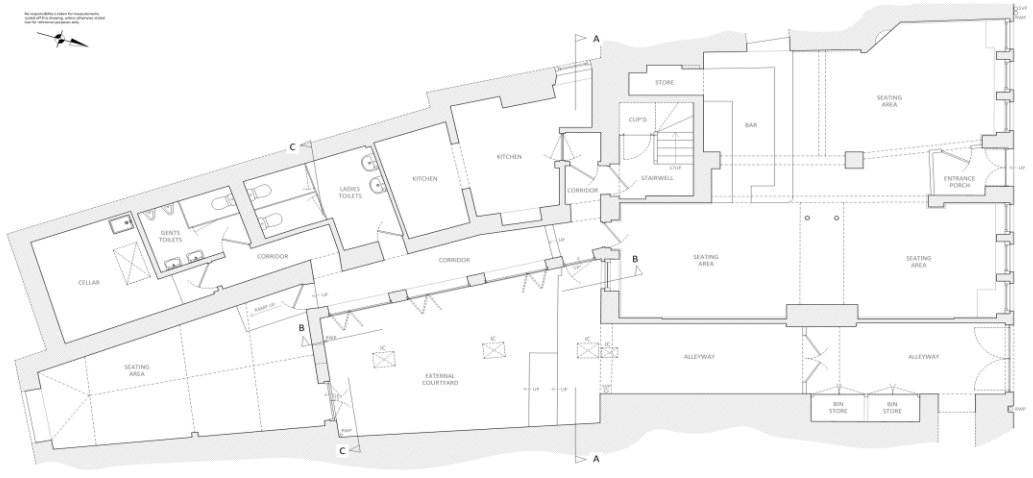
Impressive period building with planning permission to convert from a public house with guest rooms into a six bedroom residential dwelling with one bedroom annex. Occupying a prime position convenient for the town's central amenities and presenting an exceptional opportunity to create a real Grand Design, this superb property is also available with no onward chain.

Approx. 373 sq. m. (4,015 sq. ft.)

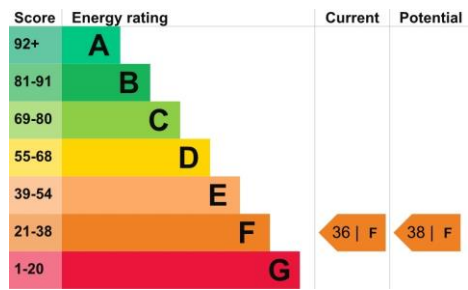
£699,950



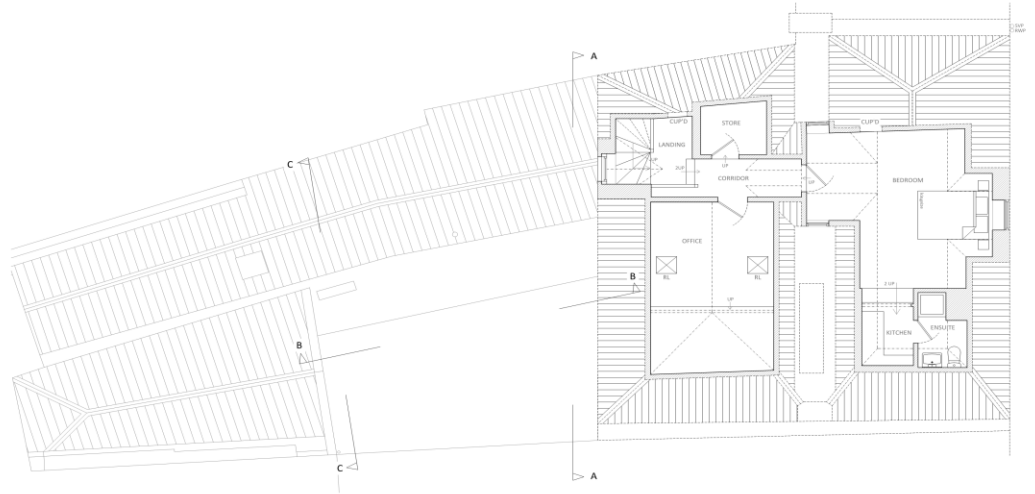
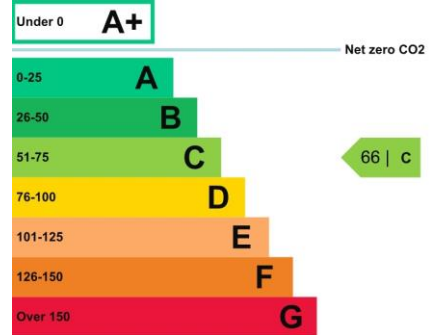
# Existing Floor Plan



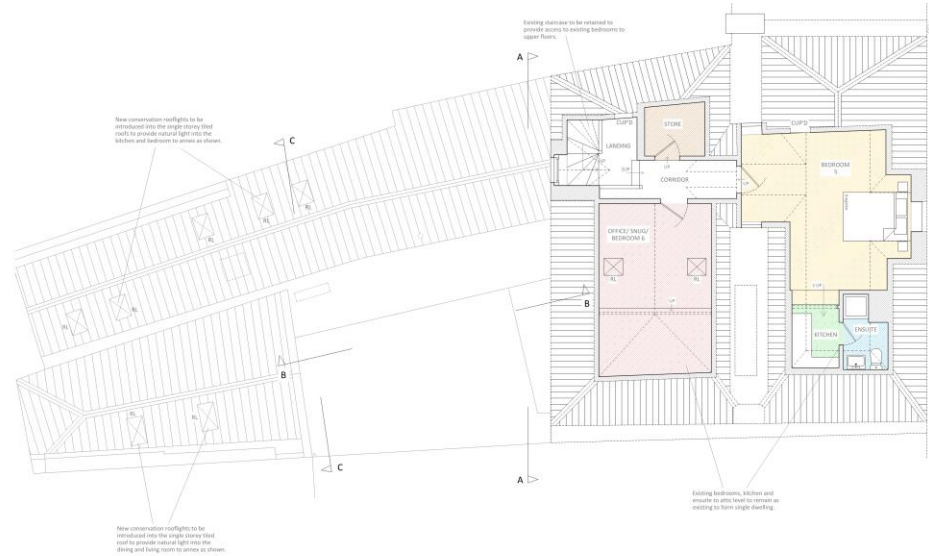
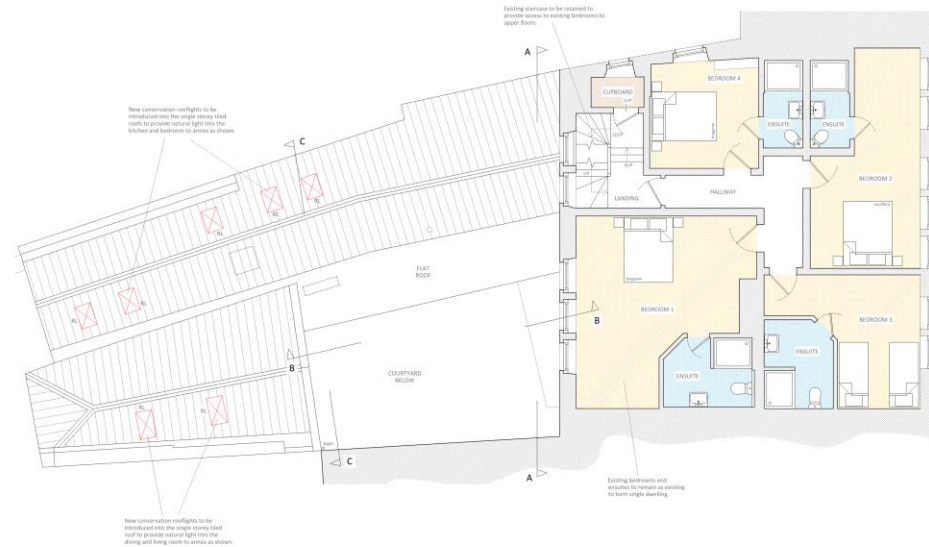
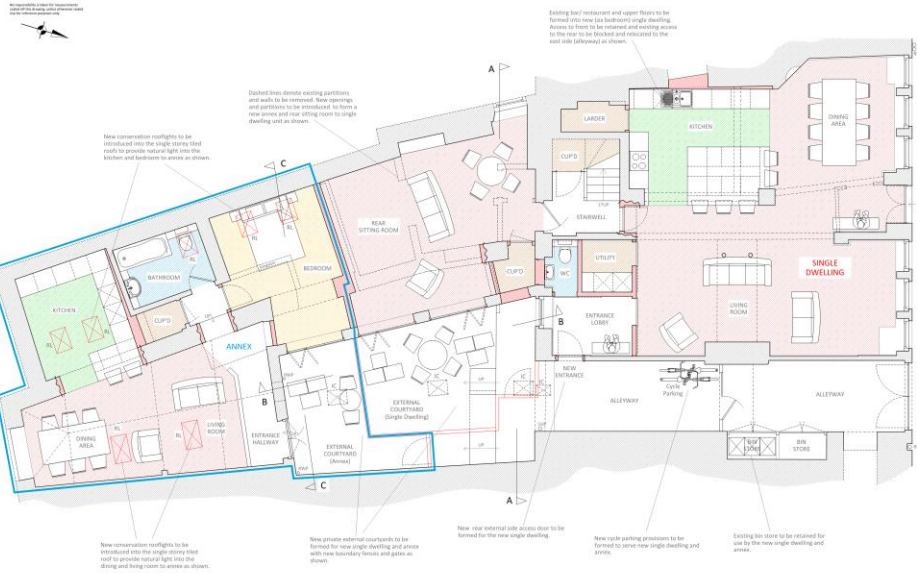
## Residential Dwelling:



## Commercial Premises:



# Proposed Floor Plan



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

**Directions:** The Bear is next door but one to our offices in Silver Street.

### Agents Note:

The sale of this building is currently subject to VAT. However, for non-VAT registered buyers wishing to purchase as a residential dwelling, it is possible to disapply the VAT option by using form VAT1614D Certificate: Buildings to be converted into dwellings. For more information please visit: <https://www.gov.uk/government/publications/vat-certificate-to-disapply-the-option-to-tax-buildings-for-conversion-into-dwellings-etc-vat1614d> We would also recommend consulting a suitably qualified solicitor or accountant.

**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.