

INIGO



Silver Street

BRADFORD-ON-AVON, WILTSHIRE

£800,000 FREEHOLD

Behind the rusticated ashlar stonework of this faux-fortified building in Bradford-on-Avon lies over 4,100 sq ft of light-filled commercial space. In its current iteration, the vast, open spaces have been vaulted to the rafters, with whitewashed stone walls and patinated flagstone floors. Set in a prominent position on Silver Street, the location offers a versatile and characterful opportunity in the heart of the town. Rail links connect directly from the picturesque Bradford-on-Avon to Bristol, Bath and London Waterloo.

Setting the Scene

Built in 1884, the building sits on Silver Street, the main high street of Bradford-on-Avon. First elevated to prosperity by the 18th-century textile production boom, the town is defined by honey-toned stonework used to build elegant Georgian terraces. The coveted Bath stone was quarried from the nearby hills and, following the arrival of the Kennet and Avon canal and the Great Western Railway, it became a primary export. The industrial engine of the town diversified further with the introduction of the rubber industry in the late 19th century.

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The Grand Tour

A delicate integration of the aesthetics of decoration and defence, the building's façade is defined by intricate stonework. The crenelated parapet and rusticated stonework contrast with the delicate cusped arches of blind arcading. An ornate banner inscribed atop the doorway indicates its original use as an 'ale and porter store'.

The building is entered through a deep doorway set with a solid timber door. There is direct entrance from here to the ground floor, as well as a stairway that leads to the first floor. An additional doorway on the opposite side provides access from a neighbouring arched portico set at street level. A broad staircase, partially enclosed by Crittall-style glazing, runs up to the floor plate and is used as the primary commercial access.



Almost the entirety of the ground floor is open plan, the floor above supported by a regimented grid of cast-iron columns. They serve to lightly delineate the space, and the current owner has created an island service desk within the central core. The timber cabinets are topped with cast concrete to match the in-situ cast tables to the front, the polish of which pleasingly echoes that of the beautifully time-worn patina flagstones underfoot. The same materials have been used to create a horseshoe kitchen at the rear of the space, well-suited for a café set-up. There's a variety of storage, along with a WC.

Upstairs, the space is flooded with light from parallel runs of roof lights set within the vaulted ceiling. The cavernous space is orientated north to south. At the opposite end, an internal timber-clad structure echoes the catslide roofs of the local vernacular and serves to conceal a series of private and semi-private rooms. These rooms are more modest in size, yet the unifying whitewash that runs throughout the building creates an exaggerated sense of space. The timber floorboards that run across the whole floor have been painted a soft green.

A dog-leg staircase ascends to the loft, a sizeable low-slung space set within the eaves, currently used for storage.

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Out and About

Bradford-on-Avon is a charming Saxon town, with graceful architecture akin to its Georgian neighbour, Bath. The town centre has a thriving local community of independent shops, restaurants and cafés in what is known as one of the UK's most attractive small towns; it was described in The Guardian's 'Let's Move To...' column as "the loveliest town in the whole country".

The Bunch of Grapes is a renowned local pub and restaurant, named as one of the best places in the country for Sunday lunch in the Observer Food Monthly awards. Timbrell's Yard, situated on the riverside, is popular among local residents. The town is well equipped for daily amenities, with a good selection of supermarkets and independent grocers. For local produce, Hartley Farm is two miles away and has an excellent offering.

The city of Bath is just eight miles away by car and easily reached by rail. Bristol can also be reached in approximately 30 minutes by car or train. Trains run direct from Bradford-on-Avon to London Waterloo with journey times of approximately two hours and 25 minutes, or to London Paddington, via Bath, in an hour and 50 minutes.

The building is currently designated as Class E, and as such is liable for business rates.

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.