

Lambert  
Smith  
Hampton

Units 1 & 3

Prince Rupert House

Cavalier Court

| Chippenham | SN14 6RZ |

**FOR SALE**

**OFFICE PREMISES**

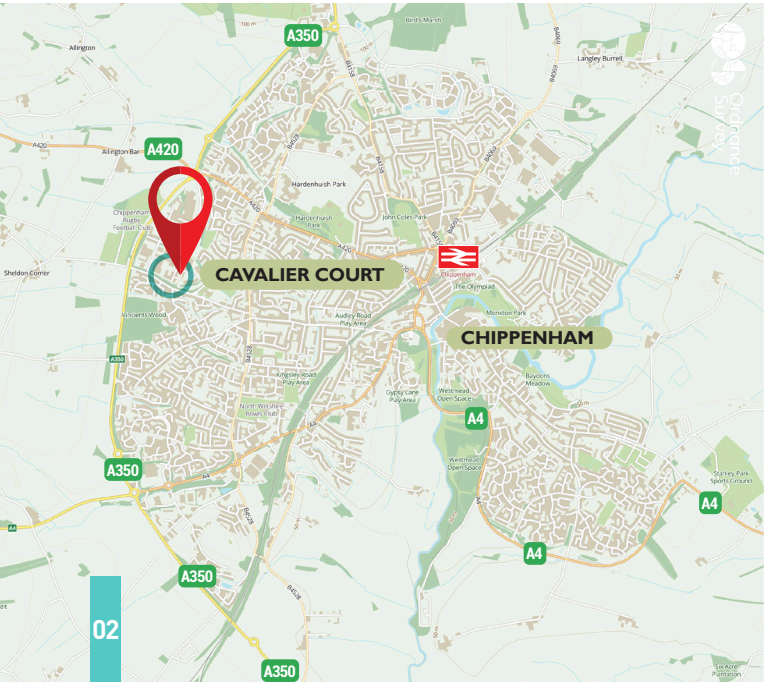
Sale on behalf of Administrators

**OPPORTUNITY SUMMARY**

- ✓ Available as one unit or two separate units
- ✓ Long Leasehold
- ✓ Sought After Location

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## Location & Situation

Chippenham is a popular and expanding town located approximately 4 miles south of the Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon. Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass. Cavalier Court is located at the end Bumpers Farm Way, the main road into the Bumpers Farm Estate.

## Description

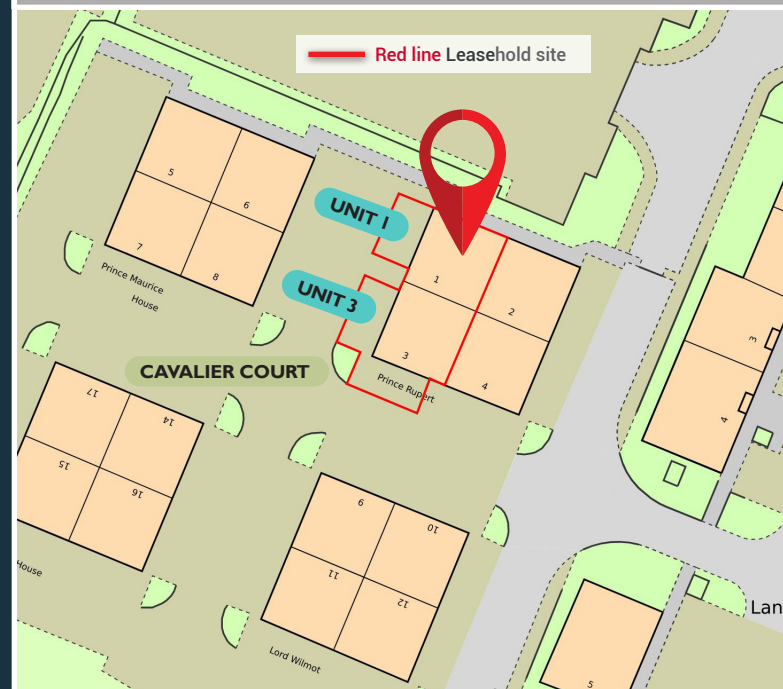
Cavalier Court is a development of 16 two storey office units, arranged in 4 blocks and constructed circa 1990. The property forms two units which comprise half of the Prince Rupert House building, they have been reconfigured to provide internal access and act as one property but could easily be split again. Each unit comprises both open plan and cellular office accommodation and also has their own separate staff facilities and the benefit of car parking spaces.

## Tenure

The property held on a long leasehold basis under titles **WT131257** and **WT131850** for a **term of 999 years from 25 December 1988** with a ground rent of **£200 per annum**.

We are seeking **£380,000** for the property **as a whole** and **£210,000** for each individual unit.

The property will be sold with **vacant possession**.





## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) to be as follows:

Floor	Description	Sq Metres	Sq Feet
Unit 1	Offices, Kitchen and WC Facilities	180	1,938
Unit 3	Offices, Kitchen and WC Facilities	175	1,883
Total Net Internal area:		355	3,821





## Business Rates

The Rateable Values for the subject premises are split into four assessments and total:

Rateable Value (2023): **£35,900**

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## EPC

The property has an EPC rating of **C55**.  
A copy of this is available upon request.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

## PROPOSAL

Asking price of **£380,000 [Three Hundred and Eighty Thousand Pounds]** for the property as a whole and **£210,000 [Two Hundred and Ten Thousand Pounds]** for each individual unit. Long Leasehold.

## Viewing and Further Information

Viewing strictly by prior appointment  
please contact:

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