

# Units 17, King Charles House

## Cavalier Court



**FOR SALE**

**Office Investment**

Sale on behalf of Administrators

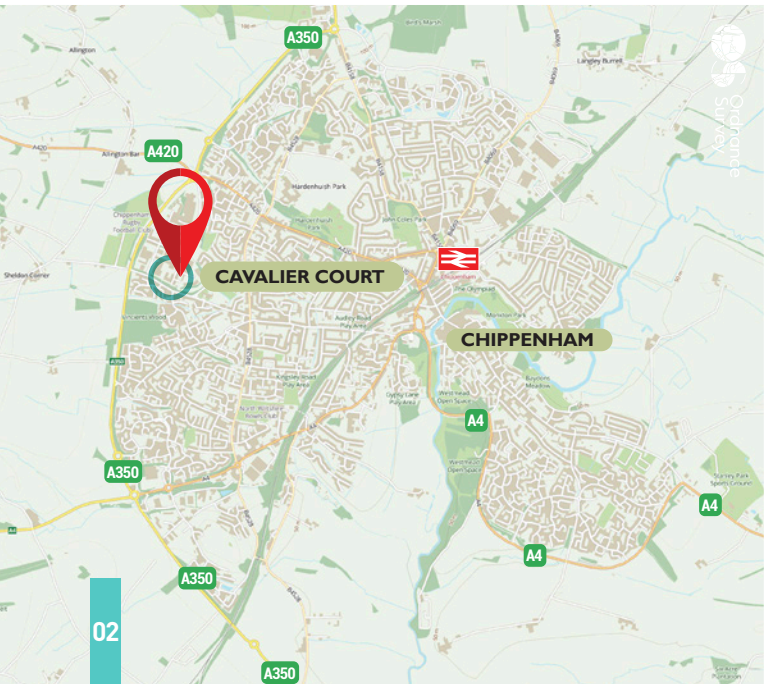
### OPPORTUNITY SUMMARY

- ✔ Asking Price of £200,000
- ✔ Investment Opportunity
- ✔ Income of £18,500pa
- ✔ 187.10 sq m (2,014 sq ft) NIA

**Lambert  
Smith  
Hampton**

| Bumpers Way | Chippenham | SN14 6LH |

www.lsh.co.uk



## 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 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 ground floor offers a showroom area with ancillary space and staff facilities. The first floor accommodates an open plan office area with 3 cellular offices. The property benefits from suspended ceilings with LED lighting, air conditioning and a car parking area.

## Tenure

The property held on a long leasehold basis under title **WT441255** for a term of **999 years from 25 December 1988** with a ground rent of **£200 per annum**.

The property will be sold as an investment with the tenant in situ.



## Tenant

Let on a **5 year term** from **30 October 2020 to 29 October 2025** to **Global Repairs Limited** at a rent of **£18,500 per annum**. The lease is excluded from the Landlord & Tenant Act 1954 and has a permitted B1 use.

**Global Repairs Ltd** was founded in 1975 and is a domestic appliance repair company operating across the UK. They provide new appliances as well as spare parts and repair services.

## 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
Ground	Offices	86.2	928
First	Offices	100.9	1,086
Total Net Internal area:		187.10	2,014





## VAT

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

## Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£20,500**

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

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

The property has an EPC rating of **C69**.  
A copy of this is available upon request.

## PROPOSAL

Asking Price of **£200,000**

**[Two Hundred Thousand Pounds].**

**Long Leasehold.**



## Viewing and Further Information

Viewing strictly by prior appointment  
please contact:

**Charlotte Miller**

**M: 07590 491 877**

**E: CMiller@lsh.co.uk**

**Rachel Bassett**

**M: 07887 792 790**

**E: RBassett@lsh.co.uk**

**Lambert  
Smith  
Hampton**

[www.lsh.co.uk](http://www.lsh.co.uk)

**Lambert Smith Hampton**

2nd Floor,  
10 Victoria Street,  
Bristol,  
BS1 6BN

**Office: 0117 926 6666**

