

FOR SALE / TO LET

43-45 High Street
Chipping Sodbury
BS37 6BA



LOCATION

Chipping Sodbury is an affluent medieval market town in South Gloucestershire on the southern edge of the Cotswolds. 12 miles north east of Bristol and 15 miles north of Bath with a population of 5,045.

The subject property occupies a prominent central position on High Street near to its junction with Wickwar Road. The shop sits among an array of independent boutique retailers, restaurants, delicatessens and pubs.

This sale presents a rare opportunity to acquire a freehold premises in this sought after location.

ACCOMMODATION

The property comprises a retail shop arranged over ground and first floors with ancillary outbuildings and the following approximate floor areas.

Ground:	2,920 sq ft	271.31 sq m
First:	896 sq ft	83.30 sq m

TENURE

Freehold.

EPC

The property has an EPC Rating of C 72.
A copy of the EPC is available upon request.

PRICE

Freehold: £525,000 excl VAT
Leasehold: £37,500 pax.

RATEABLE VALUE

Rateable Value - £28,500

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

FOR SALE / TO LET

43-45 High Street
Chipping Sodbury
BS37 6BA



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell
Tel: 07793 808974
Email: ed@creative-retail.co.uk

Guy Sankey
Tel: 07415 408196
Email: guy@creative-retail.co.uk