

TO LET / FOR SALE - E CLASS RETAIL / LEISURE (NO EXTRACT, OPEN A1) /  
INDUSTRIAL / STORAGE

# 31-33 HIGH STREET

Chippenham, SN15 3EY



## Key Highlights

- 6,533 sq ft
- In close proximity to the M4 and other travel networks
- Unit runs off Chippenham High Street
- 3m minimum internal height
- For Sale / To Let
- 19 parking spaces
- Chippenham has a strong consumer base of 148,000 people
- Potential for redevelopment and alternative uses (Subject to Planning)

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## Location

The property is located just behind Chippenham High Street and at the entrance to Emery Gate Car Park. The unit benefits 19 car parking spaces (potential for more) towards the rear with goods access. There is direct access to the A420 and A350 which leads to Junction 17 of the M4.

Nearby retailers include Superdrug, Coffee #1, Tesco and NatWest.

## Description

The property comprises an open plan space backing on to a new town-serving supermarket and coffee shop. The unit has internal minimum height of 3m and provides dual access out on to a car parking / yard area. The unit is available in shell specification with capped off electricity and water for an occupier to fit out as required.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Open Plan Storage / Shop	6,533	606.94	Available
<b>Total</b>	<b>6,533</b>	<b>606.94</b>	

## Terms

This unit is available to purchase, or by way of new full repairing and insuring lease for a term of years to be agreed.

## Price / Rent

Price - £625,000 for the freehold interest

Rent - £60,000 pax

## Business Rates

To be reassessed.

## Viewings

Strictly by prior arrangement with the appointed letting agents, Savills.

## EPC Rating

B (36)

## Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Contact

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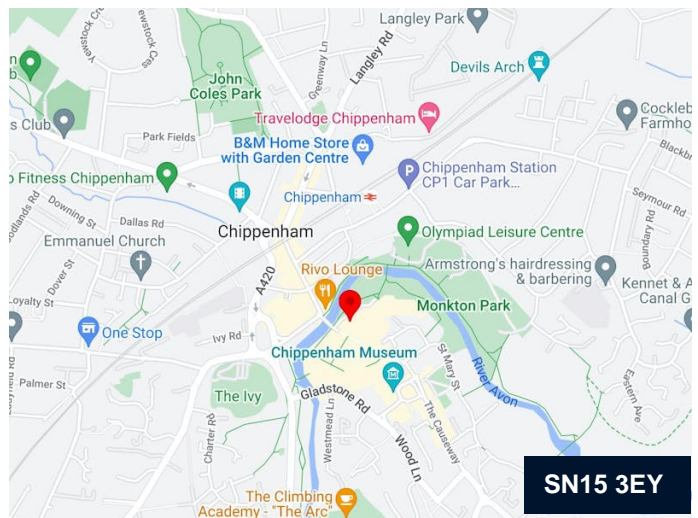
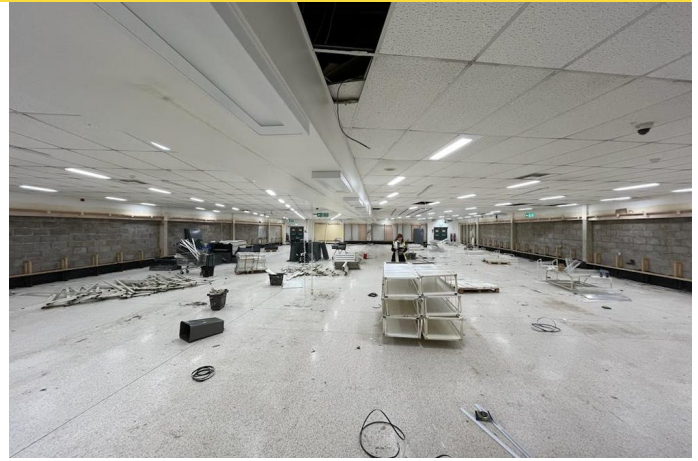
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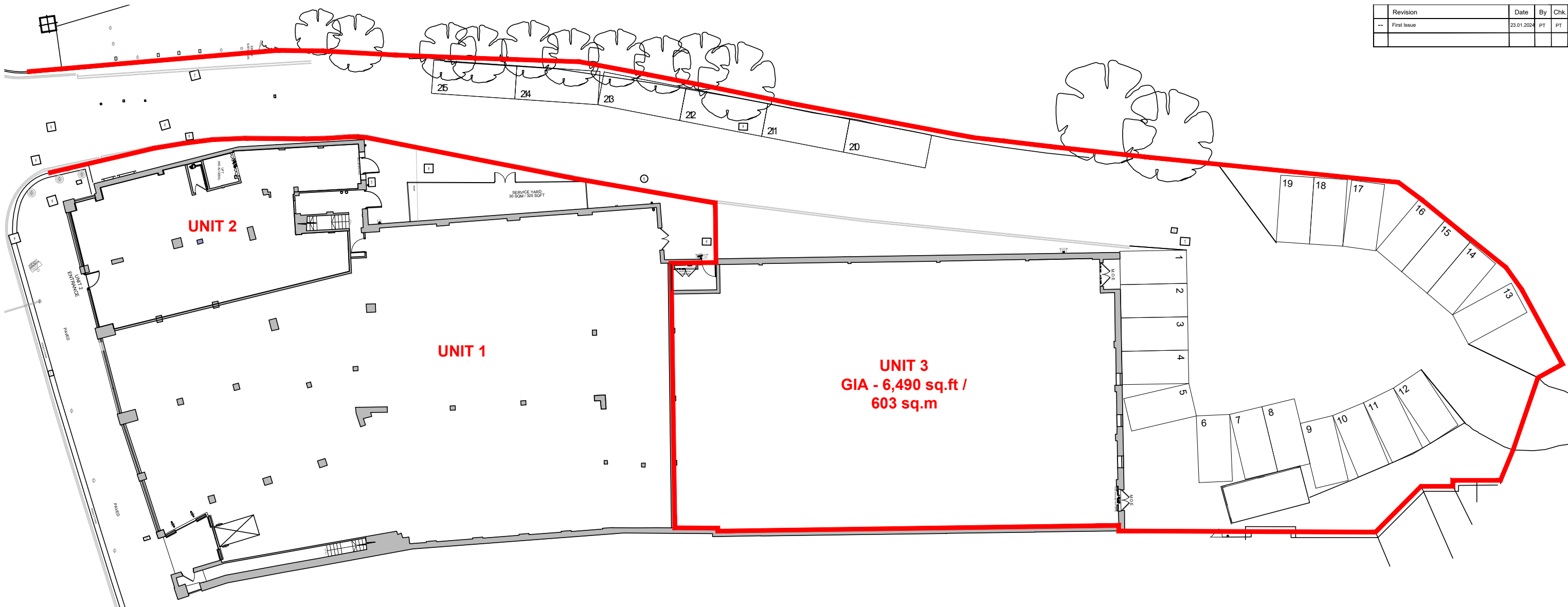
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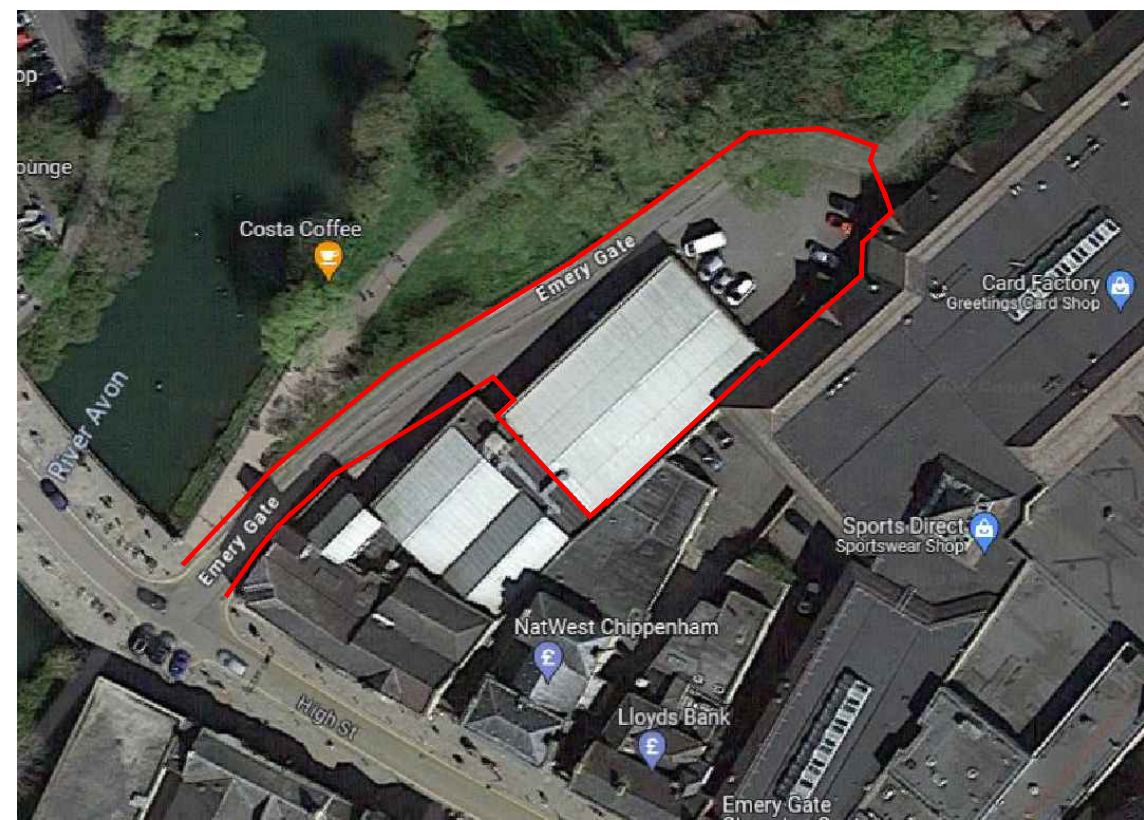
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Revision	Date	By	Chk.
-- First Issue	23.01.2024	PT	PT



PROPOSED SITE PLAN - UNIT 3



PROPOSED AERIAL PLAN - UNIT 3

Status	DEMISE		
Client			
Architect			
Project Title	31-33 HIGH ST, CHIPPENHAM, WILTSHIRE SN15 3EY		
Drawing Title	PROPOSED SITE PLAN UNIT 3 DEMISE LINE		
Project Number	PR0119	Drawing Number	L-03
Revision	--	Date	23.01.2024
Drawn	EY	Checked	PT
Scale	A5 SHOWN@A3	Date	23.01.2024

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50 metres

Experian Goad Plan Created: 04/03/2024  
Created By: Savills



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