



BROCKHURST

PROPERTY ♦ MANAGEMENT

FOR SALE

PROMINENT RETAIL PREMISES FOR
POTENTIAL REDEVELOPMENT SITUATED
IN THE CENTRE OF A COTSWOLD TOWN

17 High Street, Malmesbury, SN16 9AA.

17 High Street has, without doubt, the largest and most distinctive shop front in the High Street, is located in a prime trading position and is close to the town centre short-stay car park. The ground floor retail area measures approximately 351sq.m. On the first floor is a showroom of approximately 126 sq.m., with ancillary accommodation to the rear. On the second floor there is approximately 169 sq.m. of office/storage space. The basement area measures 113 sq.m. Energy Efficiency Rating: Ground Floor - D (80) , First Floor - E (119). To the side is a loading bay and several parking spaces.

GUIDE PRICE : £895,000

THE PROPERTY

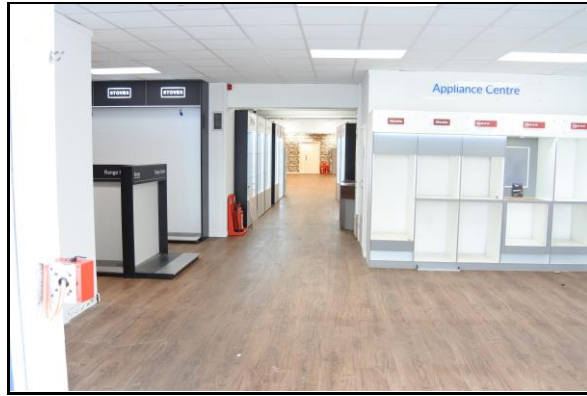
The ground floor of 17 High Street comprises a large retail space with an impressive plate glass shop front of 11.6 metres, at the top of Malmesbury High Street. The staff room, kitchen and cloakroom are also located on the ground floor. The basement area (11.97 m. x 9.44m.), accessed by a wide stairway, has a clear height of 2.1 metres and a built-in dehumidifying system, which maintains the atmosphere as suitable for storage of most goods/materials.

On the first floor is the old furniture showroom (12.68 m. x 9.96 m) with ancillary storage rooms to the rear. The first floor kitchen and two cloakrooms are accessed via a separate entrance and staircase from the parking area in Olivers Lane.

The entire second floor was previously individual offices, meeting rooms and storage space – which are now all vacant. A survey from 2014 states a Gross Internal Area of 900 sq. m.

LOCATION

The busy market town of Malmesbury is located approximately 10 miles north of Chippenham, 11 miles south west of Cirencester and 15 miles west of Swindon, with Junction 17 of the M4 Motorway some five miles to the south. The property is situated in a primary trading position in the main shopping street. Nearby multiples include W.H Smith, Post Office, Boots Pharmacy, Co-op and Coffee #1.



Ground Floor Retail Dimensions

Front

Gross Frontage: 12.8 metres
 Net Frontage: 11.6 metres
 Shop width 12.3 metres
 Shop depth 10.6 metres

Rear

Shop width 21.2 metres
 Shop Depth 8.1 metres

Centre

Shop width 7.0 metres
 Shop depth 7.38 metres

ENERGY EFFICIENCY

The ground floor of property has an Energy Efficiency Rating of D (80).
 The first floor of property has an Energy Efficiency Rating of E (119).

Copies of the Energy Performance Certificates and the Recommendation Reports are available, on request, from the agents.

RATEABLE VALUE

The Valuation Office rates the property in two sections:

17 High Street SN16 9AA "Shop and Premises"
 Rateable Value (from 1st April 2023): £44,750.

1st and 2nd Floors above 17 High Street SN16 9AF "Offices and Premises"
 Rateable Value (from 1st April 2023): £11,250.

Interested parties are advised to make their own enquiries to the Local Billing Authority to establish the exact rates payable and if there are any rates reliefs available.

PLANNING

The Property is not shown as Listed on the Historic England website, but is within the Malmesbury Conservation Area.

PARTICULARS

These particulars, including any plan, have been prepared in good faith but are a general guide only and do not form part of any offer or contract. All areas, measurements, distances, descriptions and photographs should not be relied upon as representations or statements of fact. All potential purchasers shall be deemed to have satisfied themselves as to the accuracy of the particulars and the extent of the property.

VIEWING

By appointment only with Joint Sole Agents

Brockhurst Property Management

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&

Fielder & Jones

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Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Brockhurst Property Management or TLC Property Ltd has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of the agents and accordingly we recommend you obtain advice from a specialist source.

