



# BROCKHURST

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PROPERTY ♦ MANAGEMENT

TO LET

GROUND FLOOR LOCK-UP SHOP WITH  
BASEMENT IN TOWN CENTRE LOCATION

699 SQ FT (65 SQ M)

57 MARKET PLACE, CHIPPENHAM,  
WILTSHIRE, SN15 3HL

## LOCATION

Chippenham is an expanding market town located just four miles south of junction 17 of the M4 motorway. Chippenham railway station is a short walk away and London Paddington is only 1 hour 20 minutes by train.

The property is located at the top of Market Place which is on the edge of the primary retail of the town. Market Place has a diverse mix of independent retailers, barber shops, coffee shops and estate agents all situated nearby. The Iceland supermarket is opposite.

## DESCRIPTION

The property comprises a self contained ground floor mid terrace retail unit with basement storage & accommodation with prominent display window located in the town centre.

The available accommodation comprises an open plan ground floor lock up shop currently occupied by an estate agent. There is further space in the basement where there is also located staff wc's and kitchen facilities.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has been measured on a net internal area basis and the floor areas have been calculated as follows;

Ground floor retail unit      699 sq ft (65 sq m)

## SERVICES

We are advised that mains drainage, water and electricity are connected. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.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.

## TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £12,500pax.

## RATES

The Valuation Office Website describes the property as 'Offices' with a rateable value of £11,500. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority – Wiltshire Council.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## PLANNING

The premises most recent use was that of A2 Financial & Professional Services which now falls within Class E.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 0460-0331-4269-6709-0096  
Energy rating : E

## VIEWING

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