



# BROCKHURST

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PROPERTY ♦ MANAGEMENT

TO LET

GROUND FLOOR LOCK-UP SHOP WITH FIRST FLOOR STORES IN A TOWN CENTRE LOCATION

2160 SQ FT (200.72 SQ M)

22 MARTINGATE, CORSHAM,  
WILTSHIRE, SN13 OHL

## LOCATION

Corsham is an expanding market town located on the A4 approx 10 miles from Bath. It has excellent transport links with Bristol, Bath and Chippenham. Junction 17 of the M4 is approximately 9 miles to the north. Chippenham railway station is the nearest mainline station with London Paddington only 1 hour by train.

The property is located in the Martingate Centre which forms the centre of busy retail area in Corsham. Neighbouring retailers include an eclectic mix of independent retailers, national retailers and artisans which gives Corsham its thriving and diverse town centre.

## DESCRIPTION

The property comprises a self contained mid terraced property previously occupied by a pharmacy. The ground floor of the property is open plan with small stores to the rear and loading doors which open directly into the centre service yard. On the first floor are stores, offices and a staff room. The property has a prominent display window with return frontage and would be suitable for a variety of different occupiers.

## 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	1242 sq ft	(115.44 sq m)
First floor	918 sq ft	(85.28 sq m)
Total	2160 sq ft	(200.72 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.

## TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £26,500pax.

## RATES

The Valuation Office Website describes the property as 'Shop and Premises' with a rateable value of £28,000. 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 A1 Retail f which now falls within Class E.

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

In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

## VIEWING

Contact: Stephen Brickell  
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Email: sb@brockhurstpm.co.uk

## 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.