



BROCKHURST

PROPERTY ♦ MANAGEMENT

INCOME PRODUCING INVESTMENT FOR SALE

LOCK-UP SHOP WITH FIRST FLOOR &
BASEMENT – LONG TERM TENANT IN SITU

860 SQ FT (79.9 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.

DESCRIPTION

The property comprises a semi detached self contained retail unit in a prime position in The Market Cross which is at the top of the High Street.

The accommodation comprises an open plan ground floor lock up shop with separate basement store rooms and further stores on the first floor. There is a wc's beyond the main retail area.

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;

Retail unit 860 sq ft (79.9 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.

TENURE

The freehold of the property is for sale at the asking price of £125,000, exclusive of vat if applicable, subject to the existing 10 year full repairing and insuring lease to Leonard Walker which expires 27 September 2028 at a passing rent of £10,000 pax. The tenant has been in occupation for over 20 years. The 2023 rent review is outstanding so there may be scope for enhancement.

RATES

The Valuation Office Website describes the property as 'Shop and Premises' with a rateable value of £14,500. 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 A1 Retail for the ground floor.

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

In accordance with the regulations, an EPC has been requested.

VIEWING

Contact: Stephen Brickell

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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.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.