

TOWN CENTRE RETAIL SHOP – TO LET



huwthomascommercial.com

01249 704345



RETAIL UNIT

499 Sq Ft
46.34 Sq M

- All ground floor area
- Opposite Waterstones & Robert Dyas
- New Lease
- £15,000 pa + VAT
- Large car park nearby

UNIT 22, BOROUGH PARADE SHOPPING CENTRE, CHIPPENHAM, WILTSHIRE, SN15 3WL

LOCATION

Chippenham is an attractive and historic market town approximately 28 miles east of Bristol; 12 miles east of Bath and 17 miles south west of Swindon. Junction 17 of the M4 motorway is 4 miles to the north of the town centre.

The town has a population in the region of 45,000 people.

In the heart of Chippenham town centre is the Borough Parade Shopping Centre with existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE and Caffè Nero.

Adjacent to the shopping centre is a ground level car park for approximately 160 cars.

DESCRIPTION

Unit 22 is located within Borough Parade, adjacent to the popular Chippenham Community Hub and The Bridge House (Wetherspoons) public house. Other nearby occupiers include Waterstones, Robert Dyas, Caffè Nero, Edinburgh Woollen Mill, New Look and Waitrose.

The shop has double doors central in its front elevation with display windows on either side.

Internally the unit is offered in shell format ready for an occupier's fit out.



ACCOMMODATION

Ground floor sales area:

499 Sq Ft / 46.34 Sq M

TERMS

The shop is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed, but subject to a minimum term of 5 years.

RENT

£15,000 per annum plus VAT at the standard rate.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common parts of Borough Parade, together with other good estate management functions.

BUSINESS RATES

The Rateable Value will need to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

A new EPC and Recommendation Report will be available from the agents as soon as it is registered.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Or Joint Agent

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