

# HIGH PROFILE OFFICE / RETAIL UNIT LONG LEASEHOLD FOR SALE



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01249 704345



GROUND FLOOR SPACE  
SUITABLE FOR A VARIETY  
OF USES

2,425 Sq Ft  
225.33 Sq M

- High profile location
- Good open plan space
- Large display windows
- Air conditioning
- Long lease for sale
- £275,000 + VAT

**1, GLADSTONE PARADE, CHIPPENHAM, WILTSHIRE, SN15 3BS**

## LOCATION

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

The property is located in a prominent corner position at the junction of Gladstone Road and Timber Street on the site of the former Goldiggers Club. Nearby occupiers include the Gladstone Arms pub, 24/7 Staffing, Buckles Fish and Chips and the Chippenham town library.

## DESCRIPTION

The available property is a ground floor office /retail space with separate residential units above. The property has its entrance from Timber Street, but benefits from a large glazed window fronting Timber Street and 2 large display windows fronting Gladstone Road.

Internally it provides good, clear open plan space, partially separated by a stud partition wall and a single partitioned office at the rear.



Front open plan area looking from front to rear



Front open plan area looking from rear toward the front



Partitioned office in rear corner

Within the rear open plan area is a kitchen area with floor and wall-mounted storage units and worktop with sink & drainer.



Kitchen area

The space has carpet floor covering, full suspended ceiling with integral Cat II lighting and air conditioning units; wall mounted electric heaters.

At the rear of the space are two toilets, one suitable for disabled person access; a bin store and a fire exit to the exterior.

### ACCOMMODATION

	<b>Sq M</b>	<b>Sq Ft</b>
Ground floor	225.33	2,425

### TERMS

The property is held via long lease for a term of 999 years commencing 16<sup>th</sup> December 2004 at peppercorn rent without review.

### PRICE

£275,000, subject to contract and exclusive of VAT.

We are informed that VAT at the standard rate will be payable on the purchase price.

### USE

The property is currently used for offices under the former Class A2 Use Class that would now fall within Class E.

The property is therefore suitable for a wide variety of uses including:

- Office use
- Retail sales
- Café
- Medical /health-related uses
- Beauty

The lease does prohibit the property being used as funeral director or for the washing and cleaning of clothing, on the premises.

### SERVICE CHARGE

The lease contains provision for a service charge toward the repair and maintenance of the exterior of the property, but no charge has ever been invoiced to the current tenant.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £21,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Performance rating of 44 in Band B.

A copy of the EPC and Recommendation Report is available from the agent on request.

### 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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