

TOWN CENTRE RETAIL SHOP WITH FIRST FLOOR SPACE TO LET ON NEW LEASE



huwthomascommercial.com

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TOWN CENTRE RETAIL UNIT

884 Sq Ft ground floor sales area

650 Sq Ft first floor space

- Town centre location
- Large display windows
- Potential for variety of uses
- Good first floor space
- Rent £30,000 pa + VAT
- New lease

51 – 52, MARKET PLACE, CHIPPENHAM, WILTSHIRE, SN15 3HU

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 where the High Street meets the Market Place close to Nationwide Building Society, Halifax Bank, Coffee No1 and other independent businesses.

DESCRIPTION

The property has a large window frontage with a recessed pedestrian entrance door to one side.

Internally, the open plan ground floor retail area has a wooden floor, Cat II lighting and spotlights, air conditioning, and electric heating.

At the rear of the ground floor are a small storeroom / office and toilet suitable for disabled person access.



Ground floor from front to rear



Ground floor from rear to front

Stairs lead up to the first floor space that has good natural lighting with double glazed windows at the front overlooking the Market Place and High Street.



The space has potential for a variety of uses to include office or storage.



The first floor has a mix of tile and carpet floor covering, partial suspended ceiling, air conditioning, fluorescent strip and spot lighting and electric heating.

There is also a kitchen unit with worktop incorporating sink & drainer with storage cupboard underneath.

There is a single toilet with a further former toilet with fittings removed.

ACCOMMODATION

The property has a total external frontage to the Market Place of approximately 5m.

	Sq M	Sq Ft
Ground floor		
Retail area	82.12	884
Rear store	3.69	40
First floor		
Store/staff/office space	60.39	650
TOTAL	146.2	1,574

TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£30,000 per annum exclusive of VAT.

VAT at the standard rate is payable on the rent.

USE

The property currently has previously been used for retail sales and café uses. It now has a Class E use, so is suitable for a variety of uses including –

- Retail sales
- Hair, beauty and salon uses
- Café, restaurant or bar uses other than hot food takeaway
- Professional and financial services uses.

SERVICES

The property has electric lighting and heating, together with mains water and drainage.

No tests have been undertaken on the services, so prospective tenants should satisfy themselves that they meet their occupational requirements and comply with current regulations.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £33,750.

ENERGY PERFORMANCE CERTIFICATE

The property has recently been assessed for energy performance and the rating is awaited.

A copy of the EPC and Recommendation Report will be available from the agent once registered.

LEGAL COSTS

Each party will 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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