

# DOUBLE FRONTED RETAIL UNIT TO LET ON NEW LEASE



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01249 704345



RETAIL UNIT  
ON BUSY THOROUGHFARE  
INTO AND OUT OF  
TOWN CENTRE

908 Sq Ft  
84.38 Sq M

- Large display windows
- Rear store / kitchen area
- New lease offered
- £18,500 pa + VAT

5C, NEW ROAD, CHIPPENHAM, WILTSHIRE, SN15 1EL

## LOCATION

Chippenham is a busy and expanding town located in north Wiltshire, 4 miles south of Junction 17 of the M4 Motorway. The town is home to a number of major employers including Wincanton Group plc; Wiltshire Council; and Good Energy.

New Road is a principle route in and out the town centre with a high level of pedestrian and vehicular traffic accessing the nearby facilities including Chippenham's mainline railway station, the Olympiad Sports Centre and Wiltshire College.

This property is located toward the lower (town centre) end of New Road, between Station Hill and Monkton Hill, with nearby businesses including estate agents, restaurants and independent retailers.

## DESCRIPTION

5c has a slightly recessed doorway leading into a large open retail sales area with full suspended ceiling incorporating integral lighting and tiled floor covering.

The space has recently been redecorated.



View from shop window toward rear



View from rear toward shopfront



View from shop window toward rear



Kitchen area

At the rear, steps lead up to ancillary kitchen / storage space with plastered and painted walls, tiled floor covering, recessed lighting and a run of kitchen worktop with sink & drainer.

There is a single toilet at the rear.



Rear storage area and toilet

### ACCOMMODATION

	<b>Sq M</b>	<b>Sq Ft</b>
Retail area	58.28	627
Rear store / kitchen	26.10	281
Single WC		

There is shared area at the rear of the shop for access to services and for bin storage.

### TERMS

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

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

### RENT

£18,500 per annum.

VAT at the standard rate is payable on the rent.

### SERVICE CHARGE

A service charge is payable as a contribution toward the insurance of the property and the repair and maintenance of the exterior of the property.

### UTILITIES

At present the utilities are provided as follows –

Electricity – is via a sub-metered supply and invoiced by the Landlord

Water – supply is shared with the next door property in the same ownership and cost is shared on a 50/50 basis.

Gas – supply is shared with the next door property in the same ownership and the cost is shared on a 50/50 basis.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £12,750.

Occupiers may be able to benefit from a Small Business Rate Relief. We recommend that prospective tenants make their own enquires to Wiltshire Council's Business Rates department on 01249 706290 or email [businessrates@wiltshire.gov.uk](mailto:businessrates@wiltshire.gov.uk)

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of 79 in Band D. The Certificate is available here –

<https://find-energy-certificate.service.gov.uk/energy-certificate/2041-3000-4070-5694-7905>

### 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

01249 704345 / 07970 494369 or  
[huw@huwthomascommercial.com](mailto:huw@huwthomascommercial.com)

Details updated January 2024.

### Disclaimer

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