

RETAIL UNIT - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



TOWN CENTRE RETAIL UNIT

1,395 Sq Ft
129.77 Sq M

- Town centre location
- Large frontage
- Potential to be refurbished
- New lease
- £25,000 pa + VAT

18 – 20 BANK STREET, MELKSHAM, WILTSHIRE, SN12 6LG

LOCATION

Melksham is an expanding West Wiltshire town, with a population of approximately 22,000 people. The town is located on the strategic A350 road linking junction 17 of the M4 motorway (approx 11 miles north) with mid and south Wiltshire and the south coast ports. Major employers in the town include Knorr Bremse, Wiltshire Police, Cereal Partners and G Plan Upholstery.

The property is located on Bank Street in the centre of Melksham, close to all local amenities and with a public pay & display car park immediately to the rear. Adjacent occupiers include local independent traders and national chains including Papa John's Pizza.

DESCRIPTION

The property has good glazed frontage to Bank Street, with slightly recessed double entrance doors leading into the main retail area. The space is currently divided by a partition wall, which could be removed to create a larger open plan retail area.

The existing fit out includes a suspended ceiling with inset lighting, wood floor covering and feature brickwork walls.



Subject to agreement of terms, the Landlord is prepared to refurbish the space to meet an occupier's specification.

At the rear of the retail area are two toilets with one suitable for disabled person access.

Via a passageway from the rear corner of the retail space, is a small kitchen area and door leading to the rear car park.



Kitchen area

ACCOMMODATION

	Sq M	Sq Ft
Retail area	129.77	1,395
Rear kitchen	9.74	105

CAR PARKING

The tenant will be permitted to park one vehicle in the car park immediately to the rear of the property where further pay & display parking is also available.

TERMS

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

RENT

£25,000 per annum, exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge is payable toward the cost of external repair and maintenance of the property and common areas such as the rear car park and service yard. The current service charge is approximately £1,000 + VAT per annum.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £19,750.

ENERGY PERFORMANCE CERTIFICATE

The property has been given an Energy Rating of 64 in Band C. The Certificate is available via this link.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0890-0230-4582-1825-5006>

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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Disclaimer

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Details prepared December 2023