

WORKSHOP / STORE - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



WORKSHOP / WAREHOUSE UNIT

1,227 SQ FT
114.03 SQ M

- Popular location
- Good clear internal space
- Newly redecorated internally
- New Lease
- £15,000 pa
- NO VAT
- Available immediately (subject to legals)

UNIT 9, BUMPERS ENTERPRISE CENTRE, BUMPERS FARM, CHIPPENHAM, SN14 6QA

LOCATION

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.

The Bumpers Enterprise Centre forms part of the major Bumpers Farm Industrial Estate, just off the A350 Chippenham western bypass. The Centre is located on Vincients Road, directly opposite the link road from Bumpers Way.

DESCRIPTION

Unit 9 is a mid-terrace industrial/warehouse unit of steel portal frame construction with block walls and a monopitch insulated roof. The height at the front of the unit is approximately 5m reducing to approximately 3.78m at the rear.

The unit has separate pedestrian and loading access, with the latter being via a steel roller shutter door in the front elevation approximately 3m wide x 3.7m high.

There is single toilet at the front of the unit.



View from rear towards front

ACCOMMODATION

	Sq M	Sq Ft
Gross area	114.03	1,227

Unit depth 9.55m, unit width 11.94m.



View from front towards rear

CAR PARKING

There is allocated parking immediately in front of the unit.

TERMS

The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, but ideally a minimum of 3 years.

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

RENT

£15,000 per annum.

We are informed that the property is not registered for VAT, so no VAT is payable on the rent, unless the unit is used solely for storage purposes.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £22,250.

The Rateable Value includes a value on a mezzanine floor that has since been removed. A new assessment has therefore been requested. We estimate that the new Rateable Value will be in the region of £12,500.

SERVICE CHARGE

A small annual service charge is payable as a contribution to the cost of estate landscaping and the annual clearance of the gutters on the unit.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate has been commissioned. A copy will be available from the agent as soon as it has been 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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Details updated May 2024

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