

TOWN CENTRE RETAIL SHOP – TO LET



huwthomascommercial.com

01249 704345



PRIME RETAIL UNIT WITH
FIRST FLOOR STORAGE

430 Sq Ft / 39.94 Sq M
ground floor sales area

340 Sq Ft / 31.66 Sq M first
floor storage /ancillary space

- New Lease
- £20,000 pa + VAT
- Large car park nearby

UNIT 6, BOROUGH PARADE SHOPPING CENTRE, CHIPPENHAM, WILTSHIRE, SN15 3WL

LOCATION

Chippenham is an attractive and historic market town approximately 28 miles east of Bristol; 12 miles east of Bath and 17 miles south west of Swindon. Junction 17 of the M4 motorway is 4 miles to the north of the town centre.

The town has a population in the region of 45,000 people.

In the heart of Chippenham town centre is the Borough Parade Shopping Centre with existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE and Caffé Nero.

Adjacent to the shopping centre is a ground level car park for approximately 160 cars.

DESCRIPTION

Unit 6 is located within Borough Parade, in the pedestrianised mall leading from Chippenham High Street toward Waitrose and New Look.

The unit has a central doorway leading into the ground floor retail area with two large display windows fronting the mall.



ACCOMMODATION

	Sq M	Sq Ft
Ground floor	39.94	430
First floor	31.66	340
TOTAL	71.60	770

TERMS

The shop is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed, but subject to a minimum term of 5 years.

RENT

£20,000 per annum plus VAT at the standard rate.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common parts of Borough Parade, together with other good estate management functions.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £27,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of 66 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9713-3040-0013-0490-8795>

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

huw@huwthomascommercial.com

Or Joint Agent

Anthony Jackson of Rawston Johnson

0113 450 7000

Anthony@rj-ltd.co.uk

Details prepared March 2024.

Disclaimer

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Huw Thomas Commercial, Station Hill House, Station Hill, Chippenham, Wiltshire, SN15 1EQ

01249 704345 / 07970 494369 / huw@huwthomascommercial.com

