

TOWN CENTRE RETAIL SHOP – TO LET DUE TO RELOCATION OF CURRENT TENANT



huwthomascommercial.com

01249 704345



PROMINENT, FITTED OUT
RETAIL UNIT

1,138 Sq Ft / 107.47 Sq M

- High visibility corner position
- Large return window frontage
- New Lease
- £20,000 pa + VAT
- Large car park nearby

UNIT 23, 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 Caffè Nero.

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

DESCRIPTION

Unit 23 is prominent corner unit with a large window frontage to two elevations.

The unit is adjacent to the popular Wine Monkey wine bar and coffee shop and to The Bridge House pub.

Unit 23 has double entrance doors from the pedestrianized mall leading into the ground floor retail area with tiled floor

covering and suspended ceiling with integral LED lighting.



Off the rear corner of the main space is a further room that could be used for a variety of uses including retail, office or storage.

At the rear of the property is a single toilet plus welfare facilities with kitchen worktop, sink & drainer and cupboards.

ACCOMMODATION

	Sq M	Sq Ft
Retail area	59.97	645
Welfare space	15.23	146
Rear side room	32.27	347
TOTAL	107.47	1,138

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 £46,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of 82 in Band D.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0497-9208-0430-8390-6103>

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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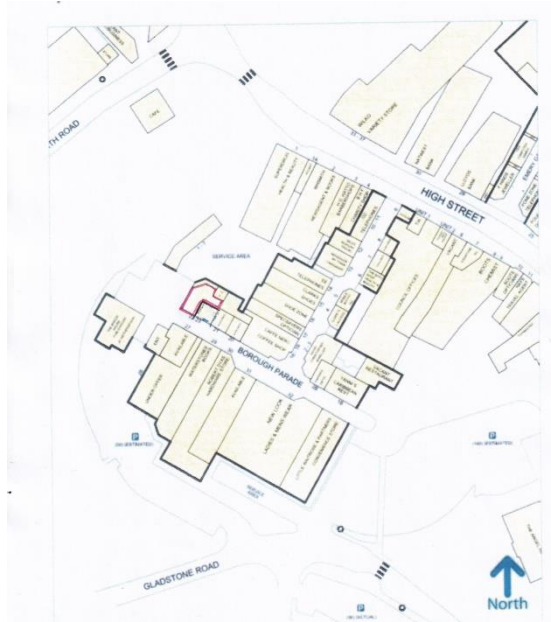
Or Joint Agent

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Details prepared May 2024.



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