

DUE TO RELOCATION - TOWN CENTRE RETAIL UNIT TO LET



huwthomascommercial.com

01249 704345



TOWN CENTRE RETAIL SHOP

1,356 Sq Ft
126 Sq M

- Town centre location
- 2 large display windows
- Nearby car parking
- New lease
- £22,000 pa
- NO VAT
- Available November 2024

29 BANK STREET, MELKSHAM, WILTSHIRE, SN12 6LE

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 on the south coast ports. Major employers in the town include Knorr Bremse, Avon Rubber, Wiltshire Police, Cereal Partners and G Plan Upholstery.

DESCRIPTION

The ground floor retail property is accessed directly from a pavement elevated from the road. Alongside the entrance door are 2 large display windows.

The door leads into a front retail area with wood laminate floor covering, plastered and painted walls, a mix of light fittings and ceiling mounted air conditioning.

The property has been partitioned by the current tenant to provide a number of smaller rooms currently used as consulting rooms, office space, waiting areas and a kitchen.



The partitioning is likely to be removed, to provide a larger, more open plan retail area.

There is a single toilet at the rear of the property. A fire exit leads out to the rear.

ACCOMMODATION

The property in its current configuration provides the following approximate floor areas.

	Sq M	Sq Ft
Front retail area	66.23	712
Waiting area	15.86	170
Store	3.08	33
Corridor	7.14	77
Store	3.86	42
Store / office	5.0	54
Kitchen	8.95	96
Consulting Room	8.69	94
Consulting Room	7.22	78
TOTAL AREA	126.03	1,356

TERMS

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

RENT

£22,000 per annum.

The property is not registered for VAT, so NO VAT is payable on the rent.

USE

The property is currently used as an optician by Specsavers who are relocating to a larger unit on the opposite side of the road.

The optician use falls within Use Class E, so the property can be used for a wide variety of uses including –

- Retail shop
- Office
- Beauty salon / hairdressing / barber
- Medical uses
- Café (not hot food take away)

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £15,250.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate that expired in July 2024 at a rating of 82 in Band D. A new EPC has been commissioned and will be available from the agent once 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 prepared August 2024.

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