



49-50 New Road, Chippenham, SN15 1HL

GOODMAN WARREN BECK

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£190,000

An exciting opportunity to acquire a freehold commercial property, in a prime location, which has been granted planning permission, for change of use to residential. The premises are in a prominent position in Chippenham town centre and within walking distance of the main line railway station. This ground floor shop/office comprises of an open plan reception area, spacious rear office, with a kitchenette and WC to its rear. The property also benefits from a private car park, with two large storage buildings, which have been granted planning consent to develop into, two spacious, one bedroom apartments, with parking.

Planning Permission

Planning consent has been granted, to develop the office space, into a two bed apartment and to develop the outbuildings into two spacious, one bed apartments with parking.

Planning Application No - PL/2022/03918 - PL/2023/03837

Accommodation

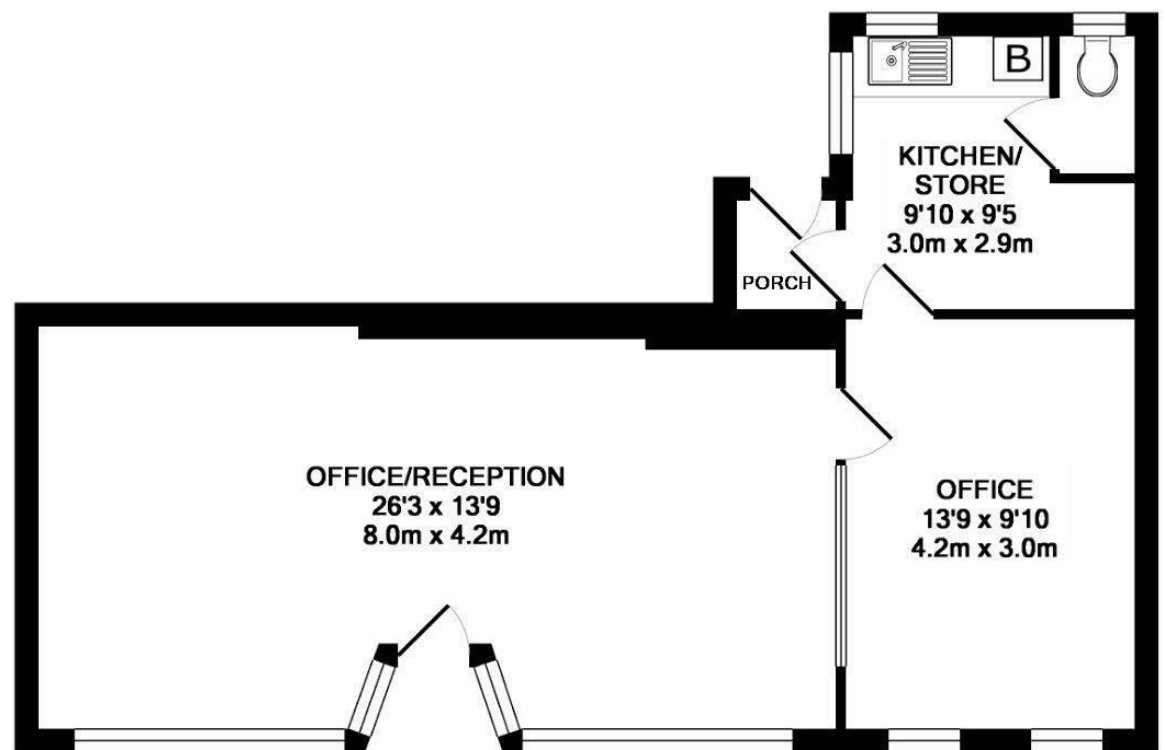
- Open plan reception area
- Office
- Kitchenette
- Cloakroom
- Car park for 4/5 vehicles
- Large storage building

Services

- Gas
- Water
- Electric

Terms

Freehold



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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ENERGY PERFORMANCE GRAPHS

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

Council Tax Band:

Tenure: Freehold