



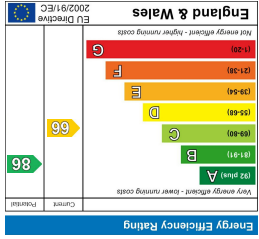
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OFFICE
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BA14 8ET

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

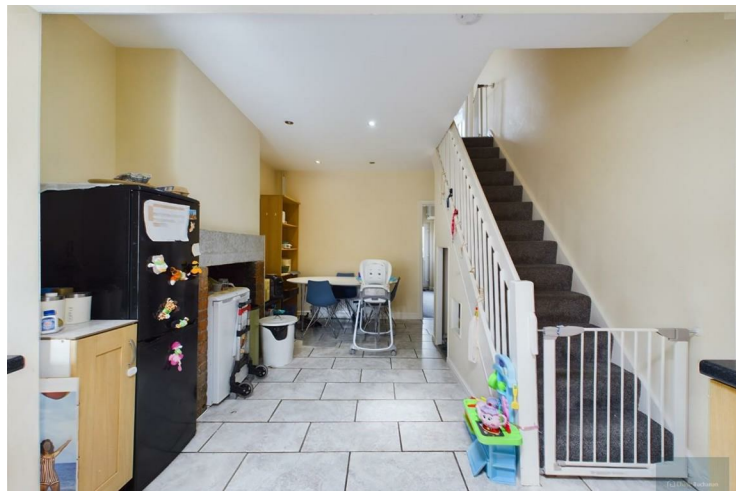
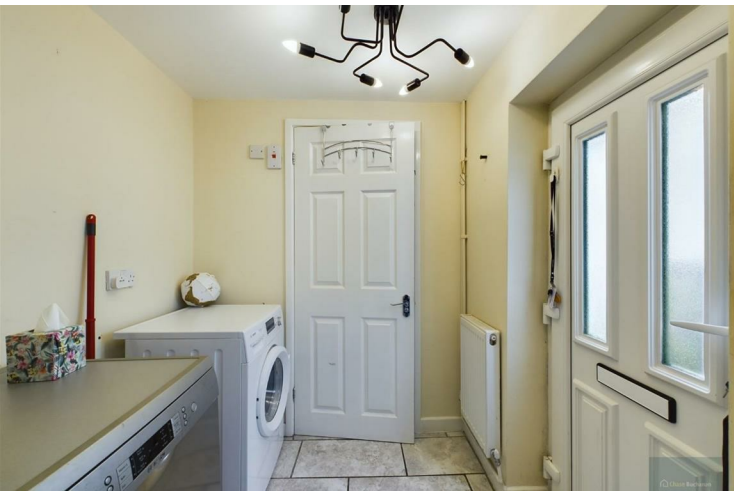
Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



9 Bond Street Buildings
Trowbridge, Wiltshire, BA14 0AN
£875 PCM

- Two Bedrooms
- Kitchen/Dining Room
- Bathroom
- Double Glazing
- Energy Rating D
- Entrance Lobby
- Living Room
- Rear Garden
- Gas Central Heating



ACCOMMODATION (all dimensions being approximate)

Utility Area/Entrance Lobby

Pumping for washing machine. Space for fridge/freezer. Door to the bathroom.

Kitchen

Built-in stainless steel electric oven and four-ring hob with stainless splash-back and extractor hood over. Open plan to the:

Dining Room

Living Rom

Double glazed door to the rear garden.

Bathroom

Three piece white suite comprising bath with shower over and tiled surrounds, wc and hand basin.

FIRST FLOOR

Bedroom 1

Bedroom 2

EXTERNALLY

Enclosed rear garden mainly laid to artificial grass and slate.

Benefits

To The Front

Small courtyard area with path leading to the front door. Areas laid to gravel.

Outside light.

To The Rear

Good sized enclosed low maintenance landscaped garden comprising gravel area to the immediate rear with pathway leading to area laid to artificial grass, partially covered area laid to bark chippings and large gravel seating area. Good sized shed. All enclosed by fencing.

Council Tax

Band A - £1,621.73 (April 2024 - March 2025 financial year)

Viewings

Strictly by appointment through the Letting Agent Chase Buchanan

Agents Note:

Regret no smokers, sharers or pets

Permitted Payments:

As part of our application process a Holding Deposit of £201.92 (equivalent of one weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to five

weeks rent: This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

