



For Sale Prime High Street Retail Investment

Located In The Affluent Market Town Of Chippenham

21 HIGH STREET, CHIPPENHAM, WILTSHIRE SN15 3EU

Investment Summary

- Prime retail investment opportunity located in the affluent market town of Chippenham
- The property is located only 4.5 miles from Bath, 27 miles from Bristol and 36 miles from Salisbury
- Grade II Listed property arranged over ground floor and basement
- Recently let to Goldunion Nexus Ltd on a new 10 year lease from February 2026
- Fitted out by Goldunion to a high standard
- Available by way of a new 999 year long leasehold interest



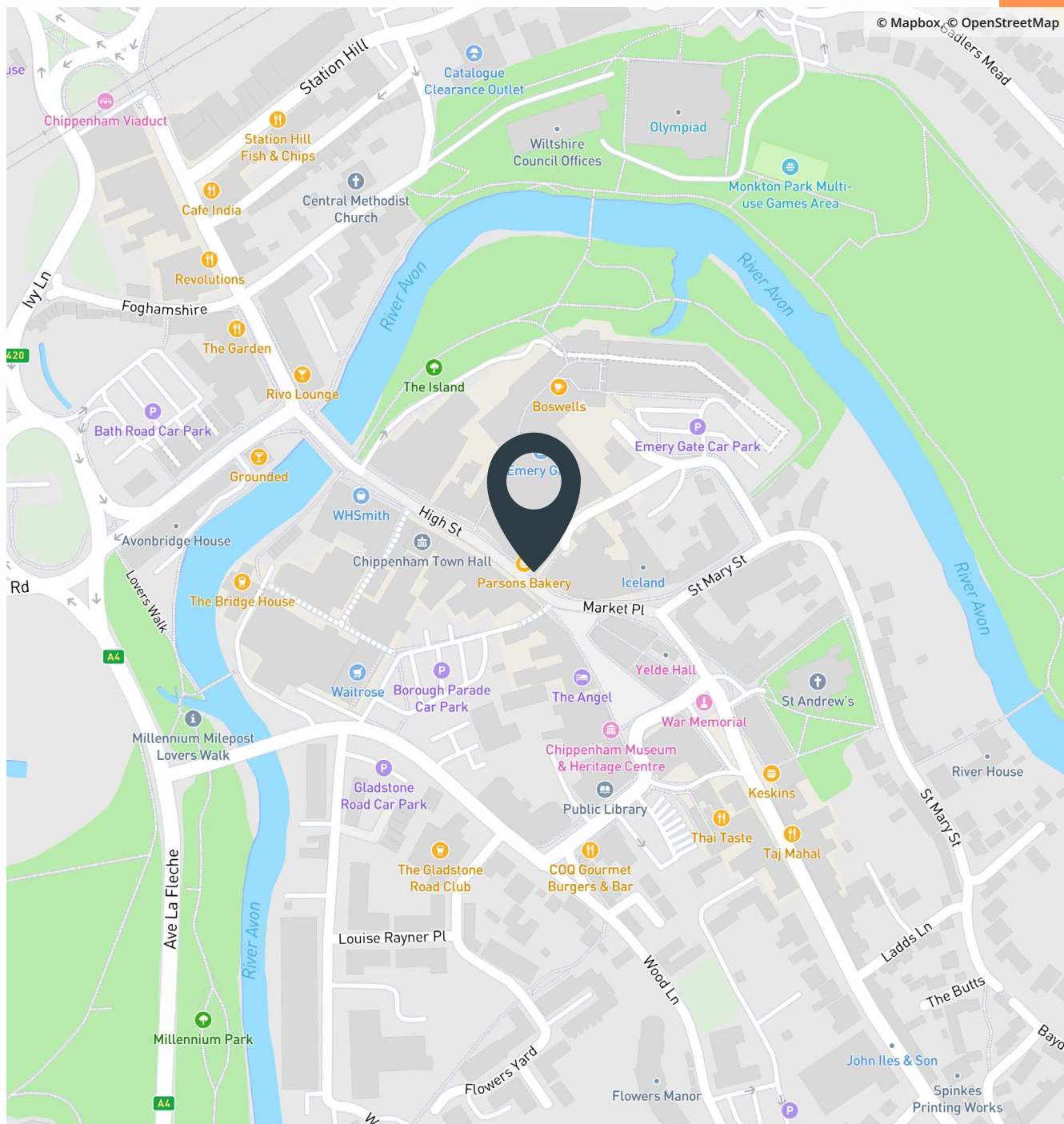
Total current passing rental:

£21,000 per annum excl.

Quoting Price:

£250,000

A purchase at this level reflects a net initial yield of **8.19%** allowing for purchasers costs of **2.60%**.



Location

- Chippenham is a popular and expanding market town situated approximately 4 miles south of Junction 17 of the M4 motorway
- The town has an approximate population in region of 40,000 people
- Located approximately 4.5 miles from Bath, 27 miles from Bristol and 36 miles from Salisbury
- The subject property occupies a prime position on the High Street with nearby multiple retailers including **Coffee #1, Costa Coffee, Tesco Express, Boots, Starbucks** and **Loungers**



Description

- This end terrace commercial property is arranged over ground floor and basement
- The ground floor currently provides a main retail area with additional staff facilities and storerooms to the rear of property
- Accessed via an internal staircase there is a basement providing further ancillary storage
- The premises has recently been let to Goldunion Nexus Ltd and benefits from the tenant's impressive fit-out

Accommodation

The accommodation with approximate dimensions is currently arranged as follows:

Ground Floor

Internal width

5.38 m // 17ft 6in

Shop depth

11.32m // 37ft 1in

Ground floor net internal area approx. 54.49 sq m // 587 sq ft

Basement 39.78 sq m // 428 sq ft

Total net internal area approx. 94.27 sq m // 1,015 sq ft

EPC Rating

B - 49



Tenancies

Tenant	Goldunion Nexus Ltd Company No: 15695175
Type of Lease	Full repairing and insuring
Term	10 years from 13 February 2026, thus expiring 12 February 2036
Tenant Break Clause	13 February 2031, providing no less than 6 months prior written notice
Passing Rent	£21,000 per annum exclusive
Rent Review	13 February 2031
Landlord & Tenant Act	Lease inside the Landlord & Tenant Act 1954 (part 2) as amended.

Tenure

Available by way of a new 999 year long leasehold interest from completion with peppercorn ground rent payable.

Proposal

Current rental income **£21,000 per annum exclusive**
Price **£250,000 plus VAT**

A purchase this level reflects a net initial yield of **8.19%**, after the deduction of typical purchaser's costs of **2.60%**.

VAT

We have been informed by our client that the premises are currently elected for VAT. It is anticipated that the transaction will be dealt with by way of a TOGC.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



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James Edwards 07801 734797
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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.