



# MAGGS & ALLEN

1 BATH ROAD

CHIPPENHAM, SN15 2AD

**Rent: £30,000 Per Annum**

**Premium: £65,000**

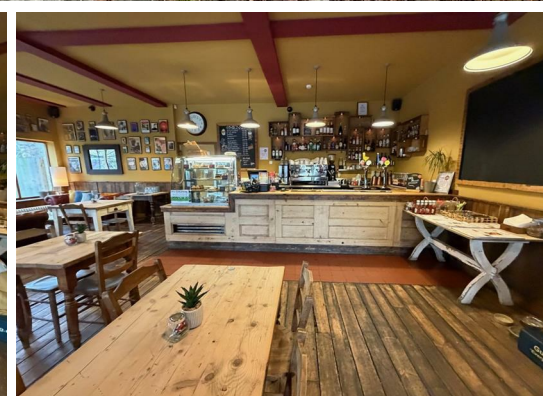
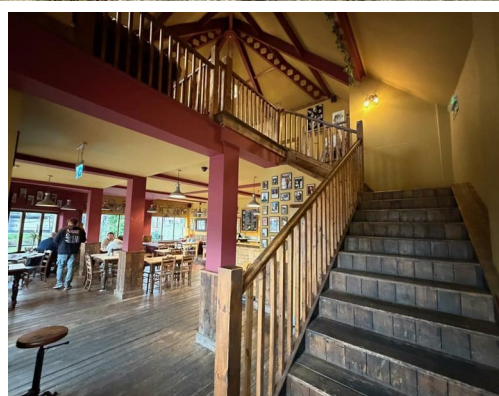
- Highly Confidential
- Fully Fitted Restaurant
- Commercial Extraction
- Large Terrace
- Approx. 3,000 ft<sup>2</sup>
- Central Position



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

An opportunity to acquire the leasehold interest in this fully fitted restaurant premises, comprising a fully equipped commercial kitchen with extraction, the benefit of an alcohol premises licence, and an external terrace area. The property extends to approximately 3,000 ft<sup>2</sup> arranged over two floors, and occupies a prominent central position in Chippenham. A new fully repairing and insuring lease is available at a rent of £30,000 per annum, subject to an ingoing premium of £65,000, which includes the full inventory.

As the property is currently trading, no direct approach should be made to staff. All enquiries must be made via the agent and will be treated in the strictest confidence.

## LOCATION

The unit is located on the junction of the High Street, Bath Road and The Bridge, in a central position in Chippenham, adjacent to the River Avon. Chippenham is located approx. 13 miles (21 km) north-east of Bath and 86 miles (138 km) west of London.

## BUSINESS RATES

The Rateable Value with effect from April 2026 is £18,000.

## OUTSIDE

To the front of the unit is a large terrace providing further customer seating.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D. Valid until 14th July 2026.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen. As an actively trading business, no attempts to make direct contact should be made.

## LEASE DETAILS

The premises is available to let on a new fully repairing and insuring basis. Please note the level of rent and terms are subject to agreement with the landlord. Each party to incur their own respective legal fees, although an undertaking for the landlords legal fees will be requested.

## PREMIUM

A premium of £65,000 is sought for the lease and full inventory (copy of inventory available on request).

## FLOOR PLAN

The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

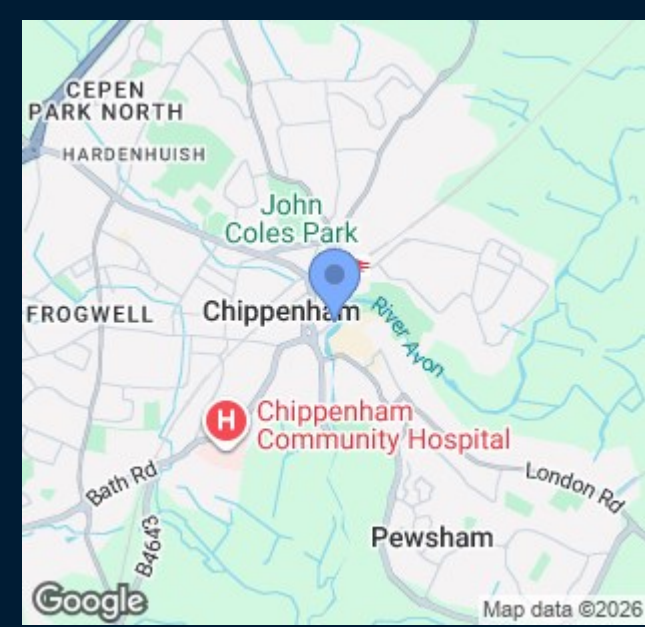
## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

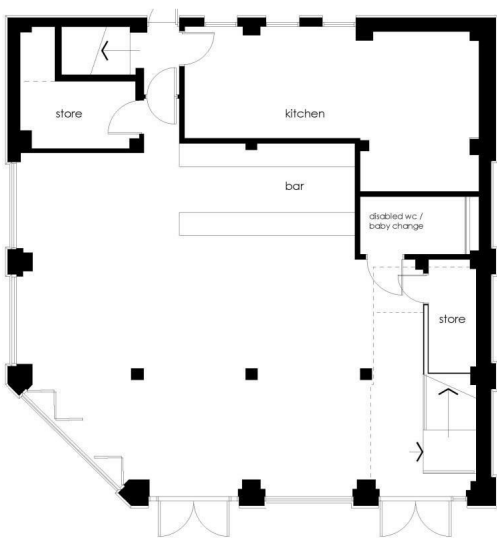
## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

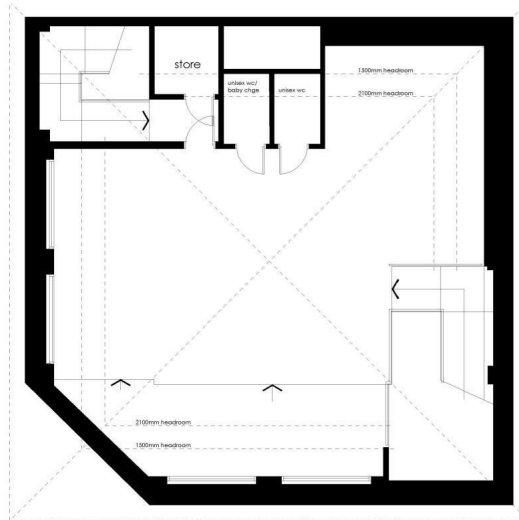




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



**Ground Floor**



**First Floor**



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