



65/66 Market Place, Chippenham, SN15 3HG

- Development / investment opportunity, subject to permissions
- Located in the heart of a Wiltshire market town
- Freehold
- Part let to Coral Racing Limited
- Class E unit on the ground floor
- Vacant offices on the upper floors





LOCATION

Chippenham is located in North Wiltshire and is the principal town. The subject property is well located in the centre of the Town on Market Place to the east of the pedestrianised High Street, opposite the Angel Hotel and Chippenham Museum and Heritage Centre. Nearby retailers include, Betfred, Coral, Savers, Greggs, Costa, Iceland and Waitrose.

DESCRIPTION

65/66 Market Place comprises a mid terrace building arranged over part basement, ground and two upper floors mainly occupied in the past by a bank. The property provides two units on the ground floor, offices and ancillary facilities on the upper floors, together with some basement storage.

The property has a large glazed frontage onto the pedestrianised Market Place. The first and second floors are partitioned to provide a range of open plan and private offices.

The property benefits from mains gas, electric, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

FLOOR	USE	SQ M	SQ FT	SQ FT ITZA
Ground	Coral	54.6	588	420
Ground	Vacant	124.0	1,335	1,030
Basement	Ancillary	51.2	551	
First	Office	159.9	1,721	
Second	Office	134.2	1,445	
Total		523.9	5,640	

RATEABLE VALUE

The vacant part of the property has a rateable value of £50,000.

Smaller Business Rate: 0.499p in the £
Estimated rates payable: £24,950 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

TENANCY

The ground floor of No. 65 is let to Coral Racing Limited on a lease for a term of 5 years to 31 March 2030 with a tenant's only break option on 1 April 2028 at a rent of £11,300 per annum.

TENURE

Freehold.

QUOTING PRICE

£495,000.

EPC

D81.

COSTS + VAT

VAT is applicable. Each party is to bear their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:

Murray Walker

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07920 492 736

ANTI-MONEY LAUNDERING (AML) PROCESS

In order to comply with anti-money legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: May 2025

