

RETAIL PREMISES TO LET / MAY SELL

53 Market Place, Chippenham, SN16





CLASS E UNIT TO LET / MAY SELL

LOCATION

Chippenham is a historic market town and one of the principal towns of Wiltshire. It is located approximately 10 miles east of Bath, 25 miles east of Bristol, 16 miles southwest of Swindon and 110 miles west of London.

The town, which benefits from a good range of local facilities and amenities, has excellent transport links with a mainline railway station providing a direct line service to London in just over an hour and to Bath in 10 minutes. The M4 motorway, at junction 19, is approximately 3 miles north of the town centre.

SITUATION

The property is located on Market Place in Chippenham, one of the principal shopping streets in the town, linking High Street & The Bridge with The Causeway and St Mary Street. Chippenham's shopping centres, namely Market Borough and Emery Gate are in close proximity, with access to Borough Parade public car park immediately opposite the property.

Nearby occupiers in surrounding area include Costa Coffee, Boots and Millets as well as numerous independent traders.

The property is also located in close proximity to Acorn Property Group's proposed redevelopment of Emery Gate shopping centre which will assist in the rejuvenation of Chippenham town centre. In addition, 1 Market Place, the former Burtons Building, opposite the property is being redeveloped to comprise a new ground floor retail unit and 11 flats.

DESCRIPTION

The property comprises a floor lock-up business (Class E) unit situated over ground, first and second floors. The property has rendered elevations under a pitched tiled roof and attractive retail frontage. The ground floor is open plan and broadly regular in shape, narrowing slightly to the rear.

A staircase is set halfway back on the ground floor giving access to the first floor where additional sales space is provided in two rooms, front and rear, along with a small staff kitchen and single WC. A further staircase allows access to the upper top floor, again split into two rooms off the stairs provides additional storage space.

ACCOMMODATION

We have measured the accommodation to comprise the following approximate net internal areas in accordance with the RICS Measurement Statement (2nd Ed):

Ground Floor Sales	37.54 sqm	404 sqft
First floor sales	24.36 sqm	263 sqft
Second Floor Ancillary	26.14 sqm	274 sqft
Total	88.04 sqm	948 sqft

The above are based upon a Net Internal Area, in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).





TENURE

The premises are available to let on the basis of a new full repairing and insuring lease, terms to be agreed.

Alternatively, the landlord may consider a sale of the freehold interest. Further details available upon request.

RENT

£17,000 per annum, exclusive of VAT.

EPC

The property has an EPC rating of 124 E (Certification number 7361-8184-2179-2715-0339)

ANTI-MONEY LAUNDERING

The purchaser will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.



VAT

VAT is not applicable.

FURTHER INFORMATION

For further information or to arrange in inspection, please contact the sole agents, CSquared LLP.

Nathan Clark

M: 07983 460230

E: nathan.clark@cs-re.co.uk

Emily Dagg

M: 07398 637345

E: emily.dagg@cs-re.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

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