

To Let



**54-55 New Road
Chippenham
SN15 1ET**

6,240 sq ft (579.71 sq m)

Prominent town centre retail unit with busy pedestrian frontage and potential (subject to planning) for change of use to restaurant, public house or other leisure uses.

Location

Chippenham is a vibrant and important market town strategically located only 3 miles south of J17 of the M4 motorway providing excellent transport links to Bristol and London and adjacent to the A350 link road providing access to the south coast.

Chippenham is the principal retail centre for North Wiltshire with a retail catchment of approximately 300,000 within a 15 mile radius. Major occupiers in the town centre Argos, WH Smith, Boots, Dorothy Perkins, B&Q, Morrison's, Sainsbury's and the newly opened Waitrose. As well as the High Street the town has two other shopping centres, The Borough Parade and Emery Gate nevertheless, Chippenham continues to have much scope for new entrants.

The premises occupy a prominent position adjacent to the Brunel Railway Viaduct and The Barracuda Public House fronting New Road and with rear prominence to Ivy Lane. New Road has a high volume of passing traffic and strong pedestrian footfall and is located close to a bustling residential suburb, whilst providing an extension to the High Street with strong mix of retail, café, bar and restaurants available in the near vicinity as well as being within walking distance of the station. Loading and deliveries is via the front of the unit where parking bays and a bus stop are situated.

Description

The property which was formally occupied by Allied carpets comprises a well configured ground floor retail unit within part of a listed former residential building and includes ancillary offices and WC's to the rear.

Accommodation

All measurements are approximate gross internal areas and are measured in accordance with the latest edition of the RICS Code of Measuring Practice:

Ground Floor Sales	6,240 sq ft	579.71 sq m
Frontage	52 ft	15.94 m

Services

We confirm we have not tested any of the service installations, and any interested party must satisfy themselves independently as to the state and condition of such items.

Planning

The premises have an A1 consent however, recent discussions with the local planning authority have indicated the premises have potential for change of use to other uses including A2 (Financial / Professional Services), A3 (restaurant / café) or A4 (bar/public house) There is also scope for subdivision for ancillary uses or for smaller units.

Tenure

The premises are available by way of a new lease, terms to be agreed and available upon application. Please apply to the agents for quoting rent.

Business Rates

The Valuation Office Agency website describes the premises as "Shop and Premises" rateable values of £44,750.

Interested parties should make their own enquiries to the local billing authority, Wiltshire Council, to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

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

SUBJECT TO CONTRACT

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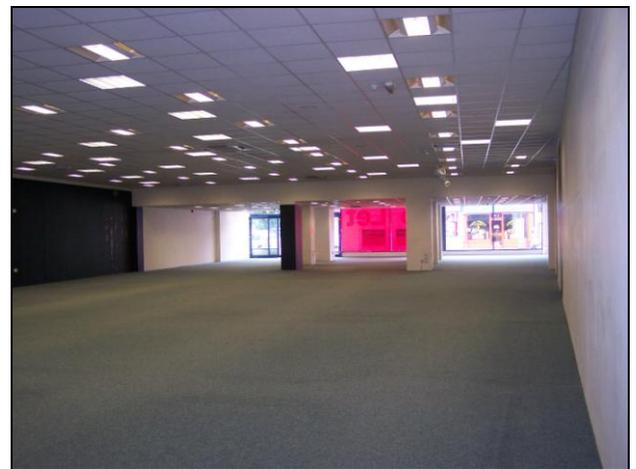
Viewing Arrangements

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