

# 3 Station Hill

CHIPPENHAM SN15 1EQ

**GROUND FLOOR RETAIL UNIT TO LET • CONSENT FOR A1/A2/A3 USES**



Prominent retail unit (approx 665 sq. ft.)

Whole shop front recently replaced

Excellent road frontage to Station Hill and New Road roundabout

Strong pedestrian footfall

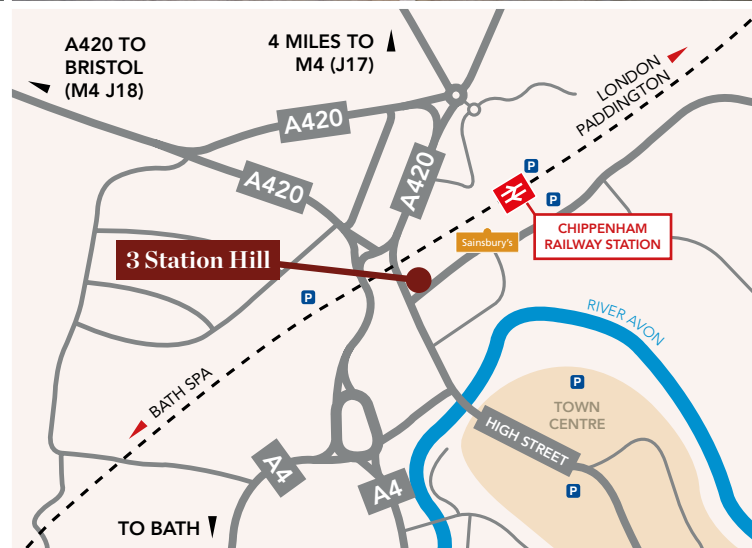
Close proximity to Railway Station

Adjacent to pubs, restaurants, takeaways and town centre

EPC rating of 84 within Band D

## DESCRIPTION

The shop is comprised of a mid-terrace ground floor lock-up unit accessed via a central front door from Station Hill with full height display windows either side. The unit provides open plan retail space with a single WC to the rear and access to an enclosed external area for bin storage.



## LOCATION

Chippenham is situated approximately 4 miles south of J17 of the M4, with a dual carriageway link toward the town centre. The town is also easily accessed via the A4 from the east and west and the A350 from the south.

The property is located in a very prominent position, close to the retail centre of the town, between New Road and the railway station. The shop has excellent road frontage both to Station Hill and the roundabout on New Road.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment

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