



Huw Thomas
commercial

HIGHLY PROMINENT RETAIL UNIT

Approx 241 sq.ft

TO LET ON NEW LEASE



Key Points:

- * High prominence unit
- * Superb window frontage
- * Available on new lease
- * Newly redecorated.
- * £8,000 pa + VAT

**6 NEW ROAD, CHIPPENHAM,
WILTSHIRE, SN15 1EL**

LOCATION

Chippenham is a busy and expanding town located in north Wiltshire, 4 miles south of Junction 17 of the M4 Motorway. The town is home to a number of major employers including Wincanton Group plc; Wiltshire Council, Siemens and Good Energy.

New Road is one of the primary routes into the town centre from the north. The property is on the junction with Station Hill so benefits from a high level of visibility from pedestrians and vehicular traffic using the Railway Station, Wiltshire College and the Olympiad Sports Centre.

Nearby occupiers include Prezzo, British Heart Foundation and Pizza Hut take away.

DESCRIPTION

The shop occupies a prominent corner position with a frontage to both New Road and Station Hill. Internally it is irregular in shape but provides good retail space with a small store / office at the rear and a single toilet.

The shop has a suspended ceiling, electric strip lighting and vinyl floor covering.

ACCOMMODATION

	Sq. metres	Sq. feet
Retail area	17.65	190
Store / office	4.66	51

TERMS

The shop is offered by way of a new effectively full repairing and insuring lease for a term of year to be agreed.

RENT

£8,000 per annum exclusive of VAT that is payable at the standard rate.

SERVICES

The shop has the benefit of mains electric (including 3 phase), water and drainage.

SERVICE CHARGE AND INSURANCE

The Tenant is liable for a service charge contribution toward the repair and maintenance of the main structure of the property and the fire alarm system. The current service charge is estimated at £628 + VAT per annum.

The tenant is liable for a contribution to the insurance premium for the property. The current contribution is £225 per annum.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

Shop & premises

Rateable Value £6,100

The Rateable Value is below the current threshold for full Small Business Rate Relief if the property is the ratepayer's only non-domestic property.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 77 within Band D.

A copy of the EPC and Recommendation Report is available from the agents on request.



LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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