



**Huw Thomas**  
**commercial**

## SHOP UNIT ON BUSY ROAD

Approx 521 sq.ft plus basement and parking

## TO LET ON NEW LEASE



### Key Points:

- \* Located on busy road with high level of passing traffic
- \* Basement storage
- \* Parking space at rear
- \* New lease offered
- \* Rent £10,000 per annum

**6 Station Hill, Chippenham,  
Wiltshire, SN15 1EG**

## **LOCATION**

Chippenham is a busy and expanding town with a population of approximately 40,000 people.

Station Hill is a very busy road benefitting from a high level of pedestrian and vehicular traffic linking the town centre with Chippenham's mainline railway station; Wiltshire College and the Olympiad Sports Centre.

The property is close to the junction with New Road, with nearby occupiers including the Prince of Wales Micropub, Prezzo and Sainsbury's Local.

The property benefits from a single parking space at the rear accessed from St Mary's Place. To the front of the property, there is 2 hour free parking available on Station Hill and longer term pay & display parking available adjacent to Sainsbury's and at the Railway Station only a short distance away.

## **DESCRIPTION**

The shop unit has a doorway central to the shop front leading to the front retail area with laminate floor covering and a suspended ceiling with integral spot lights.

Steps lead up to the rear retail area which is carpeted and has spot lighting. Doors lead out to the rear car parking area.

From the front retail area, a doorway and stairs lead to the basement providing a good storage area together with a single toilet and base kitchen unit with sink and drainer.

## **ACCOMMODATION**

	<b>Sq. metres</b>	<b>Sq. feet</b>
Front retail area	23.57	253
Rear retail area	24.89	268
Basement	24.30	261
Single toilet		

## **LEASE**

The property is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

The lease will be granted outside the renewal provisions of the Landlord & Tenant Act 1954.

## **RENT**

£10,000 per annum.

We are advised that the property is not registered for VAT, so no VAT is payable on the rent.

## **BUSINESS RATES**

We are informed by the Valuation Office Agency website that the property is currently assessed at a Rateable Value of £7,700.

The Rateable Value is below the threshold for Small Business Rate Relief for any occupier that has this as their only non-domestic property.

## **CHIPPENHAM BUSINESS IMPROVEMENT DISTRICT**

The property lies within the designated area of the Chippenham Business Improvement District (BID). The occupier is therefore liable to pay the BID levy for the property of £200.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed for energy efficiency and given an Asset Rating of 122 within Band E.

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

## **SERVICES**

The property has the benefit of mains water, drainage and electricity. There is no fixed form of heating provided in the unit.

No tests have been undertaken on any of the services supplied. We recommend prospective tenants satisfy themselves that they meet their occupational requirements and meet current regulations.

### **LEGAL COSTS**

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

### **VIEWING AND FURTHER INFORMATION**

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or  
[huw@huwthomascommercial.com](mailto:huw@huwthomascommercial.com)

Details prepared October 2018



Front retail area



Rear retail area



Basement storage

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