



Huw Thomas
commercial

HIGH PROFILE RETAIL UNIT

1,217 Sq Ft / 113.09 Sq M

FOR SALE FREEHOLD



Key Points:

- * Rare freehold opportunity
- * High profile location
- * Close to Prezzo
- * Potential for variety of uses
- * £190,000 subject to contract.

60 NEW ROAD, CHIPPENHAM,

WILTSHIRE, SN15 1ES

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 and Good Energy.

New Road is one of the primary routes into the town centre from the north. The property is located directly opposite 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 The Brunel pub.

DESCRIPTION

The property benefits from a double fronted shop front, with recessed central doorway leading directly into the open plan ground floor retail space. It is fitted with carpet, a combination of spot and strip lighting and gas central heating. At the rear is a single toilet plus sink and drainer unit.

Stairs lead to a good open plan first floor sales area. A small partitioned stock room has been created at the rear, though the partition wall could easily be removed to extend the retail area.

The first floor is carpeted; has strip lighting and gas central heating and security grilles fitted on the windows.

Both floors are currently covered by a CCTV camera system that could be purchased and left in situ subject to a separate agreement.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor		
Sales area	51.63	555
Single WC		
First floor		
Sales area	52.76	568
Storeroom	8.70	94
TOTAL	113.09	1,217



Ground floor



First floor

TERMS

The property is offered for sale FREEHOLD with vacant possession of the shop on completion.



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PRICE

£190,000 subject to contract.

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

TENURE

The property is sold freehold. The freehold Title includes a passageway that runs to the side of the shop. Third parties have a right of way over the passage.

SERVICES

All mains services are connected to the property including mains gas.

We have not undertaken any tests on the services supplied, so recommend that prospective purchasers satisfy themselves that the services are in good working order and comply with current regulations.

PLANNING / USES

The property has been used most recently for a former Class A1 Retail Use.

As from 1st September 2020, a new Use Classes Order came into force. The property would now be classed as the new Use Class E, so could be used for purposes such as financial and professional services, café or restaurant (not take away); office or health related uses, without the requirement for a Change of Use.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Shop & premises” - Rateable Value £11,250.

The Rateable Value is below the threshold for full Small Business Rate Relief if it is the only non-domestic property occupied by the ratepayer.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

A copy of the EPC and Recommendation Report will be available from the agents as soon as it has been registered.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
huw@huwthomascommercial.com

Disclaimer

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Details prepared September 2020



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