



Huw Thomas
commercial

GROUND FLOOR RETAIL UNIT

TOTAL AREA APPROX 805 sq.ft/75 sq.m

TO LET ON NEW LEASE



Key Points:

- * Large retail frontage
- * Adjacent to on street parking
- * Close to Sainsbury & Waitrose
- * New lease offered
- * Rent £8,000 per annum

**10a, BATH ROAD, MELKSHAM,
WILTSHIRE, SN12 6LP**

LOCATION

Melksham is an expanding West Wiltshire town, with a population of approximately 22,000 people. The town is located on the strategic A350 road linking junction 17 of the M4 motorway (approx. 11 miles north) with mid and south Wiltshire and on the south coast ports. Major employers in the town include Knorr Bremse, Avon Rubber, Cooper Tires, Wiltshire Police Cereal Partners and G Plan Upholstery.

This property is located on the busy Bath Road, close to Sainsbury and Waitrose.

DESCRIPTION

The double fronted shop has a large retail frontage to Bath Road, with a central doorway. The retail area has a tiled floor surface and recessed spot lighting in the ceiling.



To the rear of the retail space is a small storage area with separate access from the side of the property, together with a small kitchen area and a single toilet.

ACCOMMODATION

	Sq M	Sq Ft
Retail area	58.89	633
Storage	11.62	125
Kitchenette	4.36	47
Single WC		
TOTAL	74.87	805

TERMS

The property is offered on a new lease for a term of years to be agreed.

RENT

£8,000 per annum exclusive of VAT.

SERVICES

The property is connected to mains electricity, water and drainage.

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

BUSINESS RATES

The Valuation Office Agency website lists the property as – Shop & Premises

Rateable Value - £7,800

The Rateable Value is below the threshold for Small Business Rate Relief for a qualifying business.

ENERGY PERFORMANCE CERTIFICATE

The property has been issued with an Energy Performance Certificate giving a rating of 70 within Band C.

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 in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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.Details prepared January 2020.



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