

**TO LET ON NEW LEASE**



huwthomascommercial.com

01249 704345



**RETAIL UNIT WITH REAR  
STORE AND FIRST FLOOR  
OFFICES**

**TOTAL OF 2,169 SQ FT  
(201.50 SQ M)**

- Highly visible location
- Front and rear access
- Extensive first floor
- New lease offered
- £20,000 per annum

**23A NEW ROAD, CHIPPENHAM, WILTSHIRE, SN15 1HS**

## LOCATION

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in the region of 40,000 people.

The upper section of New Road where this property is located is a very busy part of the one way system into the town centre.

The property is close to the busy New Road Post Office, with a number of popular independent retailers close by including Angells Barbershop; Cousin Normans; Have a Goosey.

## DESCRIPTION

The shop has a good frontage to New Road. Steps lead to a small internal lobby with a doorway into the ground floor retail unit and stairs to the first floor.

The retail unit provides good clear open space with a room off it at the rear that could be used as an office or storeroom.

A door leads to the rear of the property with steps to a storage area with double doors opening out onto Old Road,

therefore providing an excellent delivery and collection point.

The first floor space has been partitioned to provide 4 offices, a large kitchen / staff room and male and female toilets.

The floor has potential to be opened up if required to provide more open plan storage or retail space.

## ACCOMMODATION

<b>Ground floor</b>	<b>Sq M</b>	<b>Sq Ft</b>
Retail shop	82.68	890
Side room	11.22	121
Rear store	19.14	206
<b>First floor</b>		
Landing	6.52	70
4 offices	60.66	653
Kitchen / staff room	21.26	229

## CAR PARKING

There is short term parking immediately in front of the property and a very short distance away on New Road, with longer term parking available in the Railway Station car park a short distance from the rear of the property.

## TERMS

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

It is anticipated that the tenant's repairing liability will be limited by reference to a Schedule of Condition.

## RENT

£20,000 per annum exclusive of VAT.

We are advised that the property is not elected for VAT, so VAT is not payable on the rent.

## BUSINESS RATES

The Valuation Office Agency website lists the property as –

Office and premises – Rateable Value £11,000.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has recently been commissioned and will be available shortly.

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

## SERVICES

The property is connected to all mains services.

The gas fired boiler installed is no longer operational but the Landlord is happy to discuss a new occupier's heating requirements.

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

## LEGAL COSTS

Each party shall 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 February 2021.



Ground floor retail area.



Rear doors and access



Ground floor rear storage and back doors.

## Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.