

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



**GROUND FLOOR
RETAIL / OFFICE UNIT**

**818 SQ FT
76 SQ M**

- Prominent location
- Dual aspect windows
- Suitable for retail or office use
- Well-presented internally
- New lease offered
- £14,000 pa (No VAT)

14 MARKET PLACE, CHIPPENHAM, WILTSHIRE, SN15 3HJ

LOCATION

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

14 Market Place occupies a prominent position, close to the Bear Hotel, with dual aspect windows.

DESCRIPTION

The front doorway leads to a small inner lobby giving access to retail / office space on either side of the ground floor of the building.

To the left hand side (14a) is a front retail office space with dual aspect windows to the Market Place. The room has wooden floor covering, electric heating, skirting trunking, and a suspended ceiling with integral Cat II lighting and spotlights in the window display areas.

A doorway leads to a rear office with display window to the Market Place. The office has carpet floor covering, electric heating and lighting.



14a - front retail / office with dual aspect windows



14a - rear office

From the rear office a doorway leads to a shared corridor that provides access to a kitchen area and toilet for the sole use of the tenant and secured with a security code.



14a - kitchen

To the right-hand side (14b) of the entrance lobby, is a retail / office space with a front window overlooking the Market Place and down into the High Street.

This room has carpet floor covering, electric heating and a suspended ceiling with integral lighting.



14b - front retail / office space

To the rear is a good size kitchen / rest room with fitted units, wooden floor covering and a roof light providing natural lighting. A single toilet is located in the rear corner



14b - kitchen / rest room area

ACCOMMODATION

	Sq M	Sq Ft
14a		
Front room	21.12	227
Rear room	14.16	152
Kitchen	4.99	54
Single WC		
Total	40.27	433
14b		
Front room	26.62	287
Staff room	9.11	98
Single WC		
Total	35.73	385
TOTAL NET AREA	76	818

TERMS

The space is available ideally as a single letting though consideration will be given to the separate letting of Units 14a and 14b.

The letting will be by way of a new internal repairing lease for a term of years to be agreed, but outside the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£14,000 per annum for the whole space.

Alternatively the Landlord will consider letting 14a for £7,500 per annum and 14b for £6,500 per annum.

All rent is quoted exclusive of VAT.

BUSINESS RATES

The current Business Rates assessment includes an area that is no longer being let. A new assessment has therefore been requested.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available from the agent as soon as it is registered.

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
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Details prepared October2021.

Disclaimer

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