

HIGH PROFILE SHOP /OFFICE – TO LET



huwthomascommercial.com

01249 704345



SUITABLE FOR A VARIETY
OF USES INCLUDING

- Retail shop
- Office
- Beauty / healthcare
- Food & drink

671 Sq. ft.
62.39 Sq m.

- Extensive frontage
- Fitted out interior
- New lease
- £12,000 pa

3, STATION HILL, CHIPPENHAM, WILTSHIRE, SN15 1EQ

LOCATION

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

Station Hill is a very busy road linking the town centre with Chippenham's mainline railway station, Wiltshire College and the Olympiad Sports Centre. The property therefore benefits from a high level of passing traffic. Nearby occupiers include Sainsburys Local, Prince of Wales micropub, the Carpet Barn and a number of local specialist shops.

DESCRIPTION

The property benefits from an extensive frontage to Station Hill with four large display windows either side of a central pedestrian entrance door.

Internally the property is open plan with a sink and drainer and base kitchen unit in a rear corner.

The main space has plastered and painted wall surfaces, a full suspended ceiling with integral lighting and carpet floor covering.

A single toilet is situated to the rear of the property together with access to the communal external yard area for storage of cycles and waste bins.

To the front of the property there is short term free parking available on Station Hill for up to 2 hours, with longer term pay & display parking a short distance away on Cocklebury Road.

ACCOMMODATION

Ground floor 62.39 Sq M 671 Sq Ft
Single toilet

TERMS

The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.

RENT

£12,000 per annum.

The rent is subject to VAT at the standard rate.

USE

The property now falls within Use Class E and is therefore suitable for a wide variety of uses including –

- Retail shop
- Office
- Beauty and associated treatments.
- Medical / healthcare uses
- Food & drink (excluding hot food takeaway)

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the external structure. Further details are available from the agents.

BUSINESS RATES

We are advised by the Valuation Office Agency that the property is assessed for Business Rates as

“Shop and premises” –

Rateable Value £12,750.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed at an Energy Rating of 84 within Band D.

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

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

Details prepared November 2021.

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.