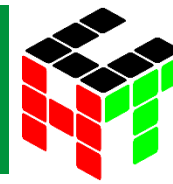


RETAIL SHOP SUITABLE FOR A VARIETY OF USES

Available due to the retirement of long-standing business owner



Huw Thomas
commercial

huwthomascommercial.com

01249 704345



SUITABLE FOR A VARIETY OF
USES INCLUDING

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

265 sq ft
24.62 sq m

- New lease
- £7,500 pa + VAT

1, 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.

There are traffic lights and a pedestrian crossing immediately outside the property and it therefore benefits from a high level of passing pedestrian and vehicular traffic.

Nearby occupiers include Sainsburys Local, Prince of Wales micropub, the Carpet Barn and a number of local specialist shops.

DESCRIPTION

The property has a recessed doorway leading directly into the ground floor retail area.

Internally the property is open plan with a small partitioned area at the rear containing a sink and drainer and base kitchen unit.

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.

The property will be redecorated internally and externally prior to the occupation of a new tenant.

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 24.62 Sq M 265 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

£7,500 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:

“Hairdressing salon and premises” –
Rateable Value £5,900.

The Rateable Value is therefore below the threshold for claiming full Small Business Rate Relief for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed at an Energy Rating of 91 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 August 2022.

Disclaimer

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