

WORKSHOP / STORE - TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345



Mid terrace workshop /
storage unit

602 Sq Ft
55.93 Sq M

- Clear internal space
- New lease
- £7,500 per annum
- NO VAT
- Immediately available
(subject to legals)

UNIT 19, BUMPERS ENTERPRISE CENTRE, BUMPERS FARM, CHIPPENHAM, SN14 6QA

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 Bumpers Enterprise Centre forms part of the major Bumpers Farm Industrial Estate, just off the A350 Chippenham western bypass. The Centre is located on Vincients Road, directly opposite the link road from Bumpers Way.

DESCRIPTION

Unit 19 is a mid-terrace industrial/warehouse unit of steel portal frame construction with block walls and a monopitch insulated roof. The height at the front of the unit is approximately 5m reducing to approximately 3.78m at the rear.

The unit has separate pedestrian and loading access, with the latter being via a steel roller shutter door in the front elevation approximately 3m wide x 3.7m high.

There is single toilet at the front of the unit.



View from front toward rear



View from rear toward front

ACCOMMODATION

The unit has a gross internal floor area of approximately 602 sq ft / 55.93 sq m.

TERMS

The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, but ideally a minimum of 3 years.

The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£7,500 per annum.

The property is not registered for VAT, so there is NO VAT payable on the rent, unless the unit is used solely for storage purposes.

USES

The unit is available for workshop or storage uses.

The Landlord will not permit any motor trade related use or any leisure related use such as gym or fitness studio.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £6,400.

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

SERVICE CHARGE

A small annual service charge is payable as a contribution to the cost of estate landscaping and the annual clearance of the gutters on the unit.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed for an Energy Performance Certificate at 58 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/7238-1338-9888-3465-2735>

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

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