

PRIME SHOP TO LET

22 HIGH STREET CHIPPENHAM



Location

Chippenham is a thriving Wiltshire market town, located four miles south of the M4. The property is situated in prime High Street, close to the entrances to both Emery Gate and Borough parade shopping centres.

Adjacent retailers are **Greggs** and **Parsons**. Other retailers in the vicinity include **Costa Coffee**, **Boots**, **3 Store** and **Poundland**.

Accommodation

The property is arranged as a ground floor lock up shop, with storage and ancillary accommodation. The property has a separate side access and a stud partition wall separates sales area from storage accommodation. As configured, the shop extends to the following approximate floor areas: -

Ground Floor Sales	63.6 sq m	(685 sq ft)
Ground Floor Ancillary	38.7 sq m	(420 sq ft)

The property benefits from rear access and retailers may service from High Street until 10:00 am.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Rent

The rent required for the whole is £37,500 per annum exclusive. The rent will be subject to five yearly, upward only rent reviews.

Rating Assessment

The shop is assessed for rates as follows:-

Rateable Value	£37,750
Rates in £ (2020/21)	N/A
Rates Payable	£0.00

We believe that no business rates are payable until April 2021. This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Costs

Each party to be responsible for their own legal, professional and ancillary costs.

Viewing

Strictly by appointment:-

Russell Power
Rowley Hughes Thompson

Direct Tel: 0117 970 7536
Email: russp@rhtretail.co.uk

Date Amended: August 2020

SUBJECT TO CONTRACT

All transactions are stated exclusive of VAT



50 metres

Experian Goad Plan Created: 19/08/2020

Created By: RHT



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