

arc

RETAIL & LEISURE

RETAIL /
LEISURE UNIT
TO LET

55 New Road
Chippenham
SN15 1ES



Location

Chippenham is a vibrant and important market town located 3 miles south of J17 of the M4 motorway providing excellent transport links to Bristol and London. Chippenham's train station is also a short walk away from the property.

The premises occupy a prominent position adjacent to the Brunel Railway Viaduct and The Brunel Public House fronting New Road and with rear prominence to Ivy Lane. New Road has a high volume of passing traffic and strong pedestrian footfall and is located close to a bustling residential suburb, whilst providing an extension to the High Street with strong mix of retail, café, bar and restaurants available in the near vicinity as well as being within walking distance of the station. Loading and deliveries is via the front of the unit where parking bays and a bus stop are situated.

The premises are adjacent to **Atlas Gyms** and **The Brunel (Stonegate) Pub**, with national occupiers trading nearby include **Prezzo**, **Gloden** and **Pizza Hut Delivery**.

Accommodation

The premises comprises the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	6,224	578.22

Consideration may be given to sub-dividing the premises – further details on application.

Terms

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£40,000 per annum exclusive.

Service Charge

The service charge is currently £532 pa.

Planning

The premises are suitable for a variety of uses under Class E including retail, financial & professional services, cafes & restaurants, gym, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Rating Assessment

The premises have been entered in the 2023 Rating List as follows:

Rateable Value - £52,500

UBR 2023/24 – 51.2p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

EPC

Available on request.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own costs incurred in the transaction.





16 Whiteladies Road, Clifton, Bristol BS8 2LG

Further Information

For further information or to arrange an inspection please contact:

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Alternatively contact our joint agent **Carter Jonas**
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