



Huw Thomas
commercial

TOWN CENTRE SHOP FOR SALE FREEHOLD OR TO LET ON NEW LEASE

Approx 697 sqft/64.82 sqm



Key Points:

- Town centre location
- Adjacent to car park
- High footfall area
- Rare opportunity for a freehold purchase
- £160,000 subject to contract
- £12,500 pa rental

1 RIVER STREET, CHIPPENHAM
WILTSHIRE, SN15 3ED

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.

LOCATION

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

This retail unit is located in River Street, a busy walkway that runs between Chippenham Market Place and the main Borough Parade car park. Nearby retailers include Burtons, Santander and the Borough Parade Shopping Centre units.

DESCRIPTION

The property is not Listed but falls within a Conservation Area.

The attractive shopfront has a doorway leading directly into the retail sales area, with a fitted cupboard at the rear.

A rear doorway leads to an external fire exit and stairs to the first floor. On the first floor is an office; storage space incorporating a sink unit and a separate single toilet.

There is further basic loft storage accessed via a drop down loft ladder.

ACCOMMODATION

AREA	Sq. Ft	Sq. M
Ground floor	361	33.61
First floor	336	31.21
TOTAL	697	64.82

TERMS

The property is offered for sale freehold with full vacant possession on completion or alternatively on a new full repairing and insuring lease for a term of years to be agreed.

PRICE / RENT

£160,000 subject to contract, for the freehold interest.

£12.500 per annum rental.

We are informed that VAT is not payable on the purchase price.

BUSINESS RATES

The Valuation Office Agency website lists the property as "Shop & Premises" with a rateable value (RV) of £8,600.

The RV falls within the threshold for small business rate relief, if it is the only non-domestic property occupied by the ratepayer.

The full rates payable for 2017/2018 are £4,007.60.

BUSINESS IMPROVEMENT DISTRICT

The property lies within the Chippenham BID area. The occupier is therefore liable for the payment of the BID levy of £200 per annum.

SERVICES

The property has the benefit of mains water, drainage and electricity.

We have not tested any of the services supplied, so recommend prospective purchasers satisfy themselves that they meet their requirements and current regulations.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for Energy Performance and has been given an Asset Rating of 87 within Band D. The Certificate is valid until 25 January 2028.

A copy of the Certificate and the Recommendation Report is available from the Agent on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

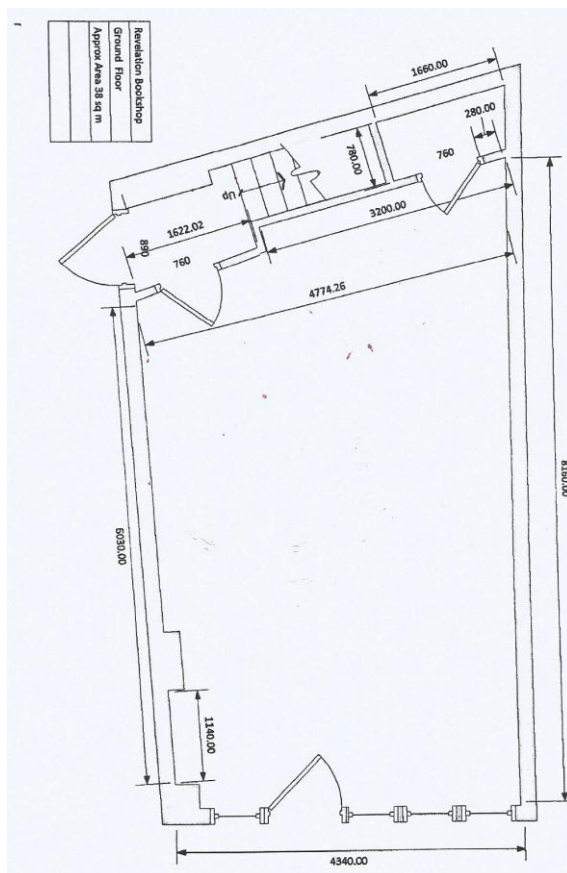
Via Sole Agent – Huw Thomas at

Huw Thomas Commercial

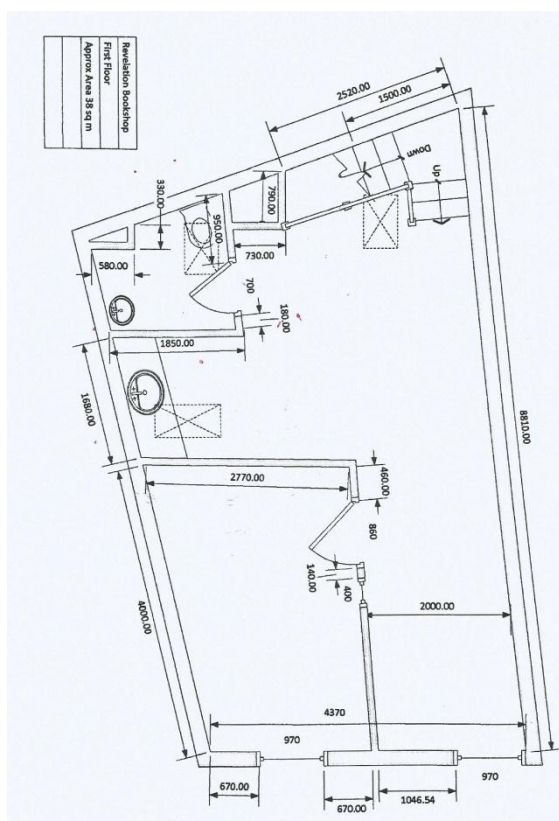
01249 704345 / 07970 494369

huw@huwthomascommercial.com

Details prepared February 2018.



Ground floor



First floor