



QUALITY RETAIL SPACE  
IN THE HEART OF  
CHIPPENHAM



# CHIPPENHAM

## UNIT 11 EMERY GATE

### SHOP TO LET

#### Location

Chippenham has a catchment population of approximately 86,000 within 6 miles, rising to 285,000 within 12 miles. These numbers are considerably boosted by tourist visitors throughout the year.

The Premises are situated in a prime location within the Emery Gate Shopping Centre, Chippenham adjacent to **Julian Charles** and close to **Dorothy Perkins**, **Card Factory**, **Sports Direct**, **Pavers Shoes** and **Holland & Barrett**. Emery Gate further benefits from a 350 space shoppers car park.

#### Accommodation

The shop is ground floor and basement comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

Internal width	5.7 m	18/8 ft
Shop Depth	11.6 m	38/0 ft
Ground Floor Sales	83 sqm	893 sqft
Basement	48 sqm	521 sqft

#### Lease

The premises are available on a new lease on effectively full repairing and insuring terms by way of service charge, subject to 5 yearly upward only rent reviews.



#### Service Charge

£9,619 per annum for 2019

#### Commencing Rent

£35,000 per annum exclusive.

#### Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£31,000
UBR (2018/2019)	49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

#### EPC

The premises have an EPC rating of C70.

#### Legal Costs

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

#### VAT

VAT, if applicable, will be charged at the standard rate.

Subject to Contract

March 2019



50 metres

Experian Goad Plan Created: 06/03/2019  
Created By: GVA



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