

QUALITY RETAIL SPACE IN THE HEART OF CHIPPENHAM





CHIPPENHAM UNIT 5B EMERY GATE NEW LEASE AVAILABLE

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.

Retailers within Emery Gate, the town's only covered shopping centre, include **Tesco**, **Dorothy Perkins**, **Sports Direct** (new 7,500 sq ft store), **Peacocks** and **F Hinds**. It further benefits from a 350 space shoppers car park

The unit occupies a prominent position at the entrance to Emery Gate Shopping Centre opposite **CEX** and adjacent to Peter Emms. Multiple retailers in close proximity include **F Hinds Jewellers**, **Timpson**, **The Fragrance Shop and Supercuts**.

Accommodation

The unit is arranged on ground and first floors and has the following approximate area.

 Internal Width (max):
 20'11"
 6.37 m

 Depth:
 17'2"
 5.23 m

 Ground Floor Sales:
 354 sq ft
 33 sq m

Rent

£17,500 per annum exclusive.

Service Charge

£3,473 per annum for 2019

Terms

The property is available by way of a new lease for a term of years to be agreed on the equivalent of full repairing and insuring terms. There will be an upward only rent review after each 5th year.



Business Rates

Rateable Value £16,750 (2018/2019) 49.3p

We would recommend that interested parties make their own enquiries to the Local Rating Authority (01249 706 246) to verify the current rating liability.

EPC

An EPC will be prepared once possession is obtained.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

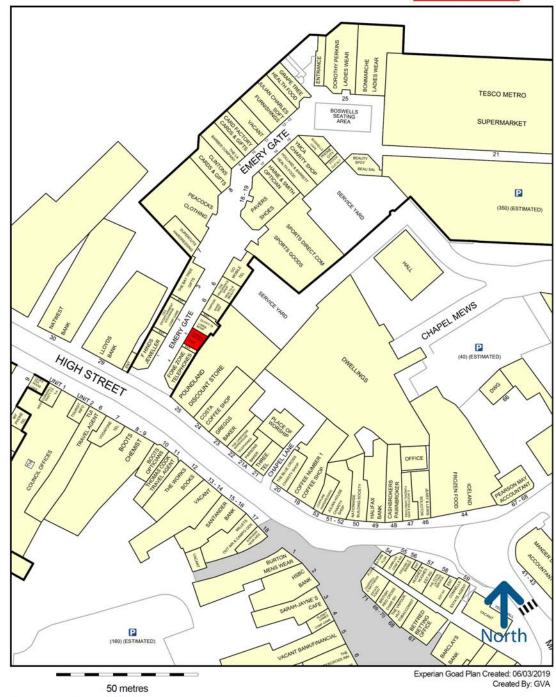
Subject to Contract

March 2019

Chippenham









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