



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

Viewing and further information strictly by prior arrangement with Savills, Embassy House, Queens Avenue, Bristol BS8 1SB www.savills.co.uk/retail GVA, St Catherine's Court, Berkeley Place, Bristol BS8 1BQ www.gva.co.uk

Chris Wright
T. 0117 988 5254
E. chris.wright@avisonyoung.com

Alex Kalebic
T. 0117 910 2204
E. akalebic@savills.com



50 metres

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



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

IMPORTANT NOTICE

Savills, GVA and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills/GVA have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.