



QUALITY RETAIL SPACE  
IN THE HEART OF  
CHIPPENHAM



## CHIPPENHAM

### UNIT 3 EMERY GATE

**NEW LEASE AVAILABLE**  
(Subject to vacant possession)

#### 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.

#### Description

Retailers within Emery Gate, the town's only covered shopping centre, include **Tesco, Bon Marche, Pavers, Peacocks** and **Sports Direct**. It further benefits from a 350 space shoppers car park.

The unit is located in a prime location in the main mall within Emery Gate.

#### Accommodation

The unit comprises a ground floor retail area plus basement ancillary accommodation. The approximate floor areas are as follows:

Ground Floor Sales:	2,529 sq ft	234.9 sq m
Basement Ancillary	920 sq ft	85.5 sq m

#### Rent

£50,000 per annum exclusive.

#### Service Charge

£20,527.17 per annum for 2020

#### 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 2017	£59,500
UBR (2019/2020):	50.4p

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

#### Legal Costs

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

#### EPC

To be confirmed.

#### VAT

All figures quoted are exclusive of VAT where applicable.

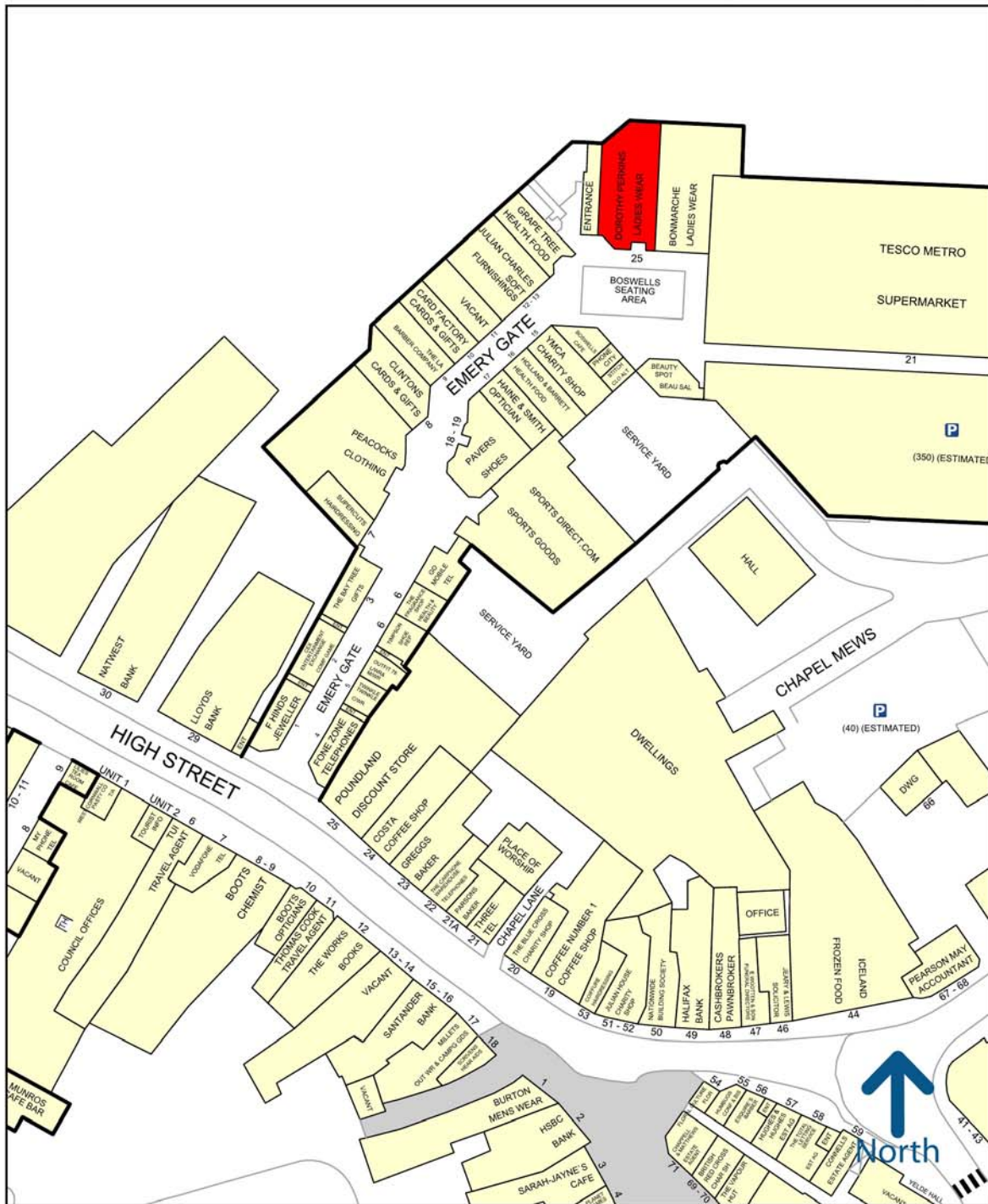
**Subject to Contract**

**February 2020**

Viewing and further information strictly by prior arrangement with  
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50 metres

Experian Goad Plan Created: 04/02/2020  
Created By: GVA



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