

## CHIPPENHAM – Unit Kiosk 5 Emery Gate



- **New Lease Available**
- **Prominent Location Opposite Tesco**
- **EPC : C (68)**

### RENT

£15,000 pax

### 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 5<sup>th</sup> year.

### 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, Pavers, Peacocks** and **Sports Direct**. It further benefits from a 350 space shoppers car park.

This prominent kiosk unit is located immediately adjacent to the pedestrian entrance from the car park and opposite the main customer entrance to Tesco.

### ACCOMMODATION

The unit comprises a ground floor kiosk unit. The approximate floor areas are as follows:

Ground Floor Sales	597 sq ft	55.5 sq m
--------------------	-----------	-----------

### BUSINESS RATES

Rateable Value	£20,750
UBR	49.7£/p
Rates Payable (2016/2017)	£10,313

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

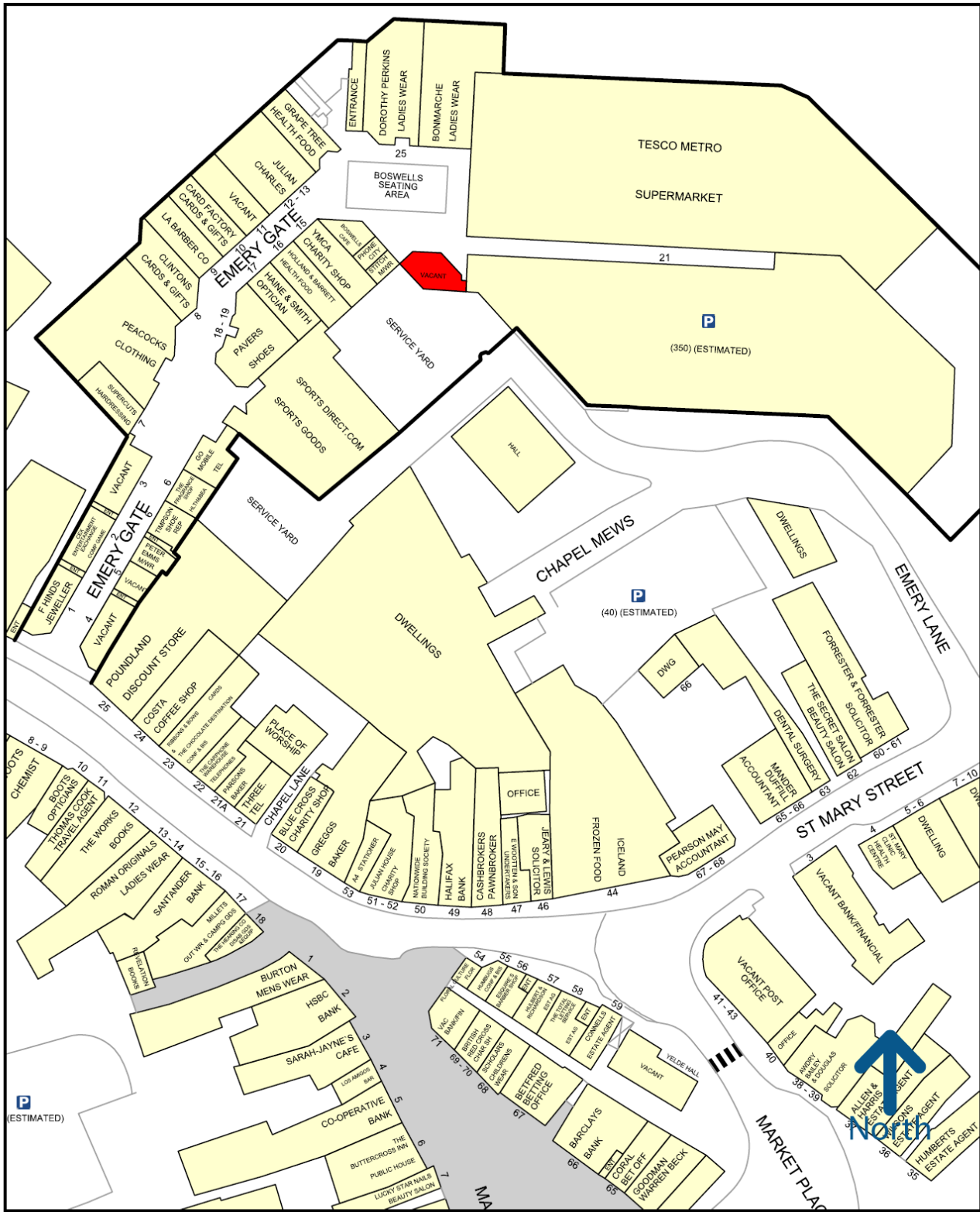
### LEGAL COSTS

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



Experian Goad Plan Created: 28/04/2016  
Created By: Savills



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto: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.