

# Kilpatrick & Co

Commercial Property Consultants

## FIRST & SECOND FLOOR OFFICES TO LET

From 917 sq ft to 1,704 sq ft  
(85.26 m<sup>2</sup> - 158.43 m<sup>2</sup>)



**140 HIGH STREET  
ROYAL WOOTTON BASSETT  
SN4 7AY**

**01793 • 643101**

[www.kilpatrick-cpc.co.uk](http://www.kilpatrick-cpc.co.uk)

Delta 602 | Delta Office Park | Welton Road | Swindon | Wilts | SN5 7XF  
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**LOCATION:**

The property is situated in the centre of Royal Wootton Bassett High Street, which forms the town's primary commercial area offering a range of retailers, food and drink outlets, banks and a variety of other office occupiers.

**DESCRIPTION:**

The premises comprise self-contained first floor and second floor offices, forming part of a 3 storey mid-terraced building of brick elevations under a tiled roof, with security controlled keypad entrance at ground floor level. The offices are part open plan & part partitioned, centrally heated with carpets, double glazed windows, category 2 fluorescent and spot lighting with toilet and kitchen facilities.

**ACCOMMODATION:**

The offices have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice, with the following approximate floor areas:-

<u>First Floor:</u>	Offices	82.71 m <sup>2</sup>	890 sq ft
	Kitchen	2.54 m <sup>2</sup>	27 sq ft
	WC's	-	-
Subtotal:		85.26 m <sup>2</sup>	917 sq ft
<u>Second Floor:</u>	Offices	71.29 m <sup>2</sup>	767 sq ft
	Kitchen	1.88 m <sup>2</sup>	20 sq ft
	WC's	-	-
Subtotal:		73.17m <sup>2</sup>	787 sq ft
<b>Total:</b>		<b>158.43 m<sup>2</sup></b>	<b>1,704 sq ft</b>

**AVAILABILITY:**

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, either as a whole, or on a floor by floor basis.

**RENTS:**

First floor: £8,500 per annum, exclusive;  
 Second Floor: £7,500 per annum, exclusive;  
 Both floors: £15,500 per annum, exclusive.

**BUSINESS RATES:**

The Valuation Office website indicates that the property is currently assessed for business rates as follows:-

	<u>First Floor</u>	<u>Second Floor</u>
Rating List Description:	Office & Premises	
Rateable Value (2017):	£5,700	£3,300
Uniform Business Rate (2019/2020):	£0.49.1	£0.491
Full Rates Liability (2019/2020):	£2,798.70	£1,620.30

*N.B. The property should qualify for Small Business Rates Relief.*

**EPC:**

The current Energy Performance Assessment Rating is Band C -73

**VIEWING:**

Strictly by prior appointment with the sole agents, **Kilpatrick & Co** on **01793 643101**.

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24.09.2019

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