



QUALITY RETAIL SPACE  
IN THE HEART OF  
CHIPPENHAM



## CHIPPENHAM

### UNIT 4 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.

Retailers within Emery Gate, the town's only covered shopping centre, include **Tesco**, **Dorothy Perkins**, **Sports Direct** (new 7,500 sqft 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 **F Hinds Jewellers** and **Boots the Chemist**. Multiple retailers in close proximity include **Poundland**, **Costa Coffee**, **Thomas Cook** and **WH Smith**.

#### Accommodation

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

Internal Width	17ft	5.18m
Shop Depth	54ft	16.46m
Ground Floor Sales:	867 sq ft	81sq m
First Floor Stock	731 sq ft	68 sq m

#### Rent

£37,500 per annum exclusive.

#### Service Charge

£9,486 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	£17,603
UBR (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  
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