



QUALITY RETAIL SPACE  
IN THE HEART OF  
CHIPPENHAM

AVISON  
YOUNG



## CHIPPENHAM

### UNIT 7 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.

#### 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 shop with the following approximate floor areas:

Ground Floor Sales:	833 sq ft	77 sq m
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#### Rent

£22,500 per annum exclusive.

#### Service Charge

£6,546 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	£23,500
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.

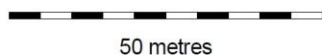
#### Subject to Contract

March 2020

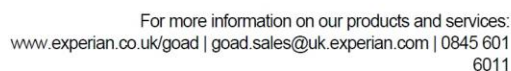
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Experian Goad Plan Created: 04/03/2020  
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