

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

30-32 High St, Malmesbury SN16 9AR



Location

Malmesbury is located in Wiltshire, it is 16 miles west of Swindon and 30 miles north east of Bristol. The property is located on the High Street within the main retail pitch. Adjoining occupiers include **Lloyds Pharmacy**, **Lloyds TSB**, **Cancer Research UK**, **Clarks** and **Boots**.

Description

The property comprises a two-storey building of stone construction set beneath a pitched roof with a single storey flat roofed extension and small yard to the rear. Internally there is a retail banking hall on the ground floor and offices/ staff facilities on the first floor. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	132.02 sq m	1,421 sq ft
First Floor	30.84 sq m	332 sq ft
Total	162.86 sq m	1,753 sq ft

Price

£42,200 per annum

Tenure

The property is available by way of an assignment of Barclays existing lease or a sublet of part. The Premises are held on a lease expiring 01st January 2027 with a tenant only break option on 02nd January 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£29,250**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

Key Features

- Prominent Building
- Conservation Area
- Prime Retail Pitch

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855

m: +44 7887952215

e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852

m: +44 790 999 6154

e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

www.cbre.co.uk/retail

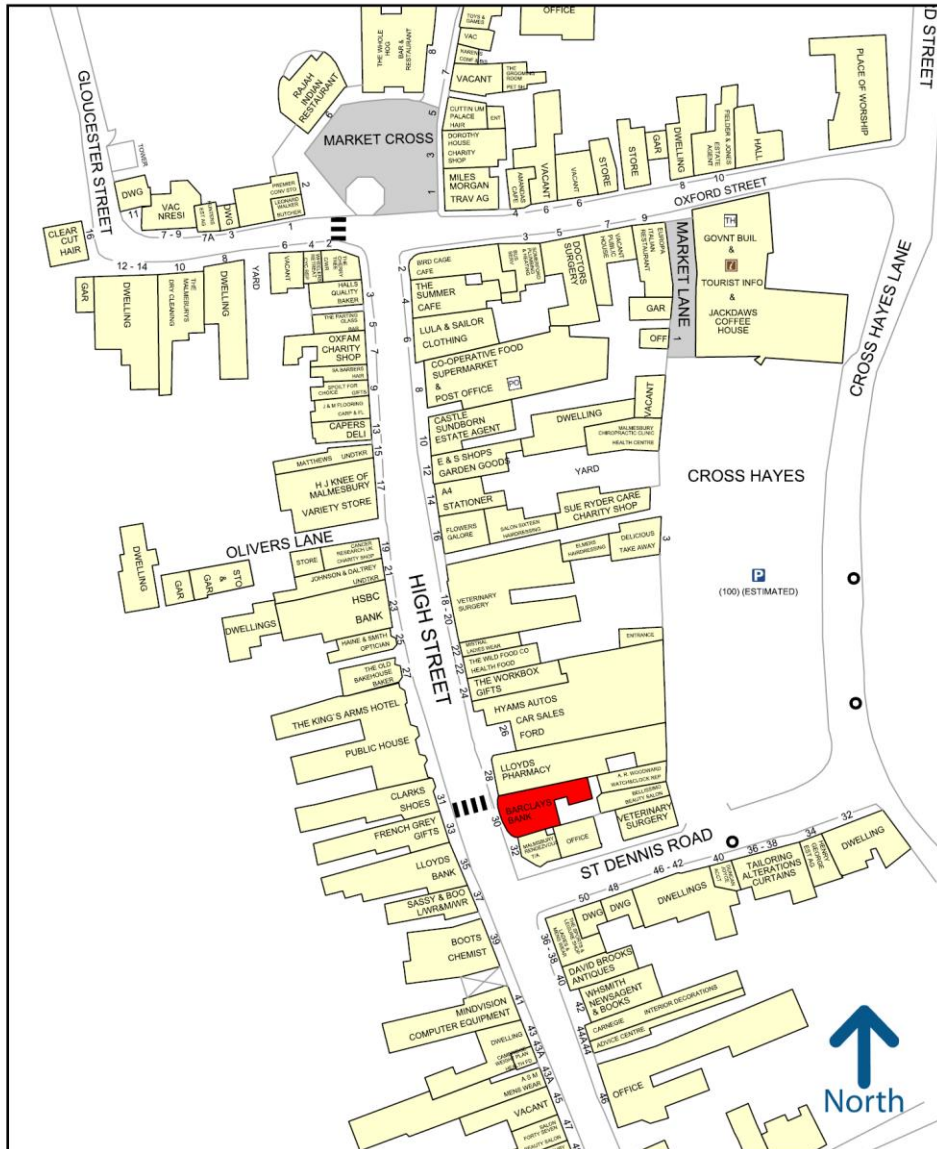
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Malmesbury



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