



TO LET

Retail unit

499 sq.ft

(46.34 sq.m)

Unit 22 Borough Parade, Chippenham, SN15 3WL

- Town Centre location
- Adjacent to Waterstones and gym
- Nearby car parking

EVOLVE

020 7228 6508
www.evolvestates.com

Unit 22 Borough Parade, Chippenham, SN15 3WL

Description

Unit 22 is located within Borough Parade, adjacent to the popular Chippenham Community Hub and The Bridge House (Wetherspoons) public house. Other nearby occupiers include Waterstones, Robert Dyas, Caffè Nero, Edinburgh Woollen Mill, New Look and Waitrose.

The shop has double doors central in its front elevation with display windows on either side.

Internally the unit is offered in shell format ready for an occupier's fit out.

Rent

£15,000 per annum exclusive.

Rates

Rateable value of £27,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.



Location

Chippenham is an attractive and historic market town approximately 28 miles east of Bristol; 12 miles east of Bath and 17 miles south west of Swindon. Junction 17 of the M4 motorway is 4 miles to the north of the town centre.

The town has a population in the region of 45,000 people.

In the heart of Chippenham town centre is the Borough Parade Shopping Centre with existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE and Caffè Nero. Adjacent to the shopping centre is a ground level car park for approximately 160 cars.

Viewing

Strictly via prior appointment
with the appointed agents:



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