



TO LET

Retail unit

430 sq.ft

(40 sq.m)

Unit 6 Borough Parade, Chippenham, SN15 3WL

- Town Centre location
- Large car park nearby
- Plus first floor storage
- Existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE and Caffé Nero

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**0207
228 6508**

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Unit 6 Borough Parade, Chippenham, SN15 3WL

Description

Unit 6 is located within Borough Parade, in the pedestrianised mall leading from Chippenham High Street toward Waitrose and New Look.

The unit has a central doorway leading into the ground floor retail area with two large display windows fronting the mall.

Rent

£20,000 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

C:66. 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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