

TO LET

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Retail unit

1,311 sq.ft

(122 sq.m)

Unit 18-20, Bank Street, Melksham, Wiltshire, SN12 6LG

- Nearby occupiers include: Specavers, Waitrose, Melksham Dental Practice, Dignity Funerals and Papa Johns
- Free customer car parking (2-hours) immediately to the rear
- Class E users – potential for hot food takeaway ST planning

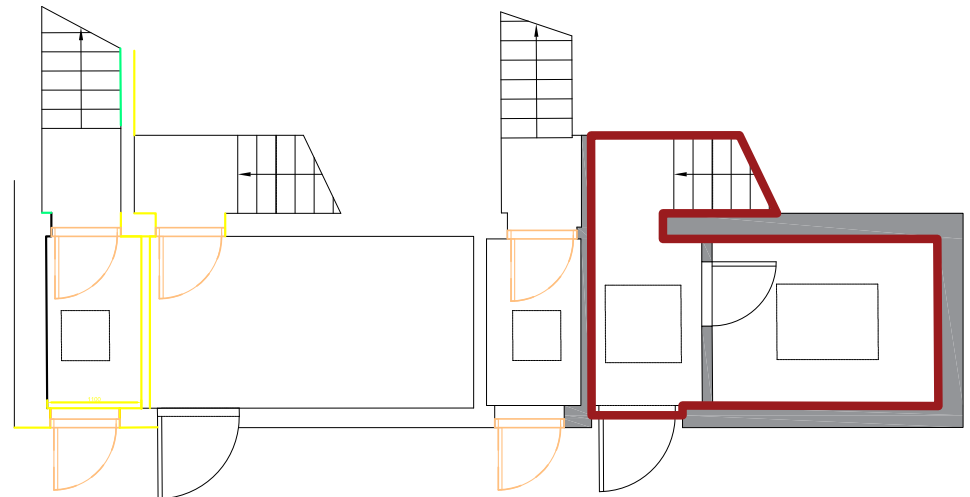
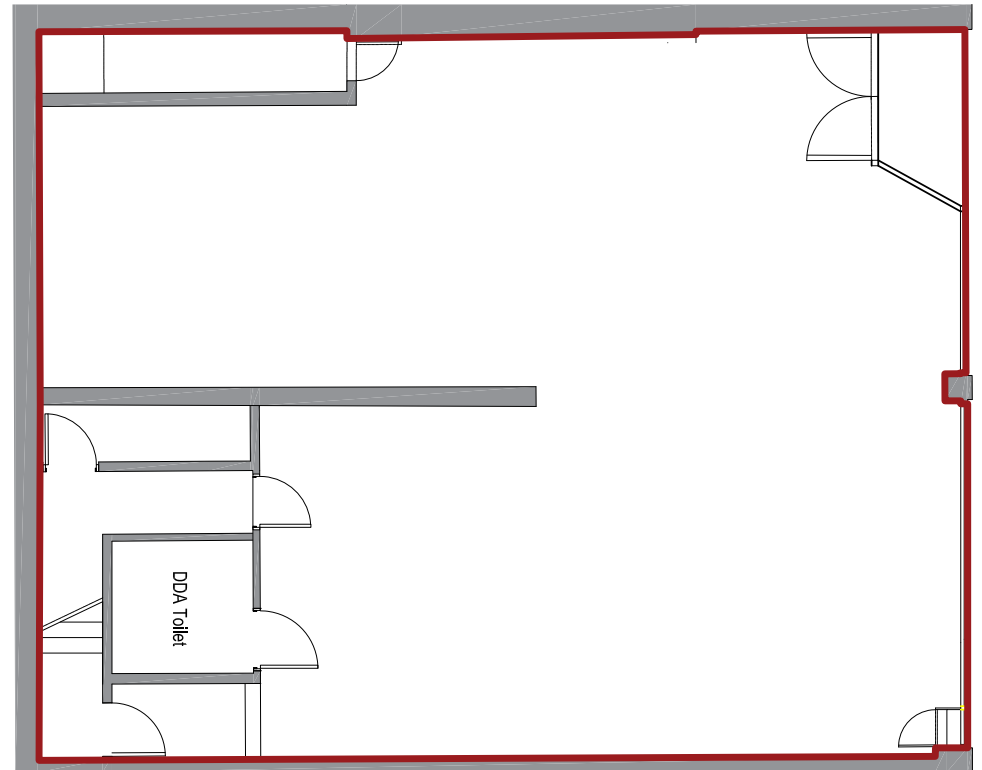
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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,311	122
TOTAL	1,311	122

Description

The property is situated on the eastern side of Bank Street, in Melksham town centre, at its junction with Lowbourne and High Street.

Melksham is a Wiltshire market town located some 5 miles south of Chippenham and 10 miles east of Bath. The property also benefits from on-site parking at the rear.

Rent

£25,000 per annum exclusive.

Rates

Rateable value of £19,750. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

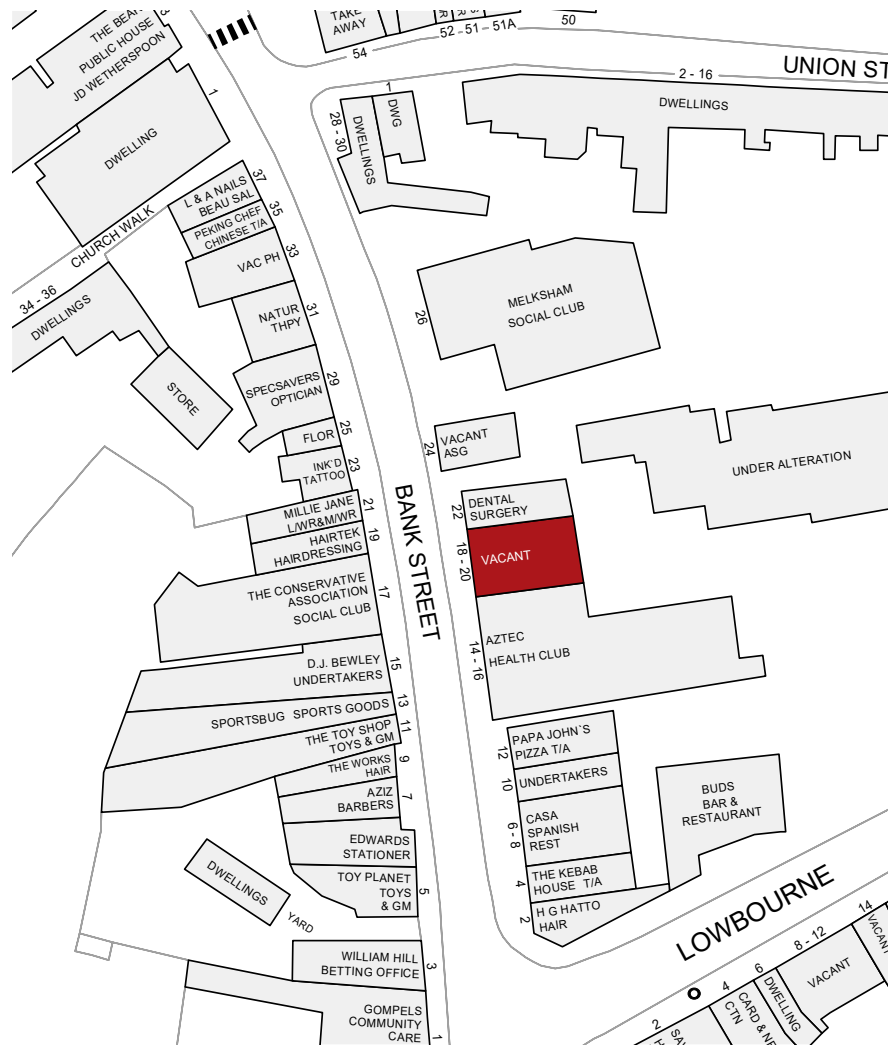
The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £900 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.



Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:



Huw Thomas
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