



66 Market Place, Chippenham, SN15 3HG.

- Prominent and highly sought-after location in the Wiltshire Market town of Chippenham.
- Large glazed frontage
- 1,335 sq ft NIA and 1,030 sq ft ITZA on ground floor
- Retail arranged over ground floor and basement levels
- Office space arranged over the First and second floors
- Use class E





LOCATION

Chippenham is located in North Wiltshire and is the principal town. The subject property is well located in the centre of the Town on Market Place to the south of the pedestrianised High Street, opposite the Angle Hotel and Chippenham Museum and Heritage Centre. Nearby retails include, Betfred, Coral, Savers, Greggs, Costa, Iceland and Waitrose.

DESCRIPTION

66 Market Place comprises a mid-terrace ground floor and basement retail. The property has a large glazed frontage and is accessible from a recessed glazed door and an external rear exit. Internally the property offers open-plan retail at the ground floor level comprising largely of Zone A retail space. Storage space is located at basement level. A large recessed staircase and lift leads to two large office suites on the first and second floor. The first and second floors are configured with meeting rooms and open-plan office space. The property also provides ampule staff facilities across both the first and second floors. Additionally, the property benefits from multiple W. C's, changing rooms and kitchens.

The property benefits from mains gas, electric, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

FLOOR	USE	SQ M	SQ FT	SQ FT ITZA
Ground	Sales	124	1,335	1,030
Basement	Ancillary	51	551	
First	Office	131	1,415	
Second Office	Office	134	1,445	
Total available		440	4,736	

RATEABLE VALUE

This property has a rateable value of £50,000

Uniform Business Rate: 0.512p in the £

Estimated rates payable: £25,600 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

TENURE

A new Lease on Full Repairing and Insuring terms.

QUOTING RENT

Price on Application.

EPC

Available on request

COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:

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