



SHOP TO LET
22 HIGH STREET
CHIPPENHAM
SN15 3EU

ALTERNATIVE USES CONSIDERED

Location

Chippenham is a thriving Wiltshire market town, located four miles south of the M4. The property is situated in prime High Street, close to the entrances to both Emery Gate and Borough Parade shopping centres.

The property is situated adjacent to **Greggs** and **Parsons**. Other retailers in the vicinity include **Costa Coffee, Boots, 3 Store** and **Poundland**.

Chippenham has a catchment population of circa 85,000 within six miles of the town centre and the demographics are dominated by settled family groups with above average employment and 55% being in the A, B or C1 demographic bands.

Description

The property comprises a ground floor shop with storage and ancillary accommodation and rear access. The shop is currently fitted to a good standard.

Accommodation

The premises provide the following approximate areas:

Ground Floor Sales	63.6 sq m	685 sq ft
Ancillary	38.7 sq m	420 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Commencing Rental

Rental offers for the whole, are invited in the region of £39,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £41,250

Rates Payable - £20,584

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

C: 53 – copy available upon request.

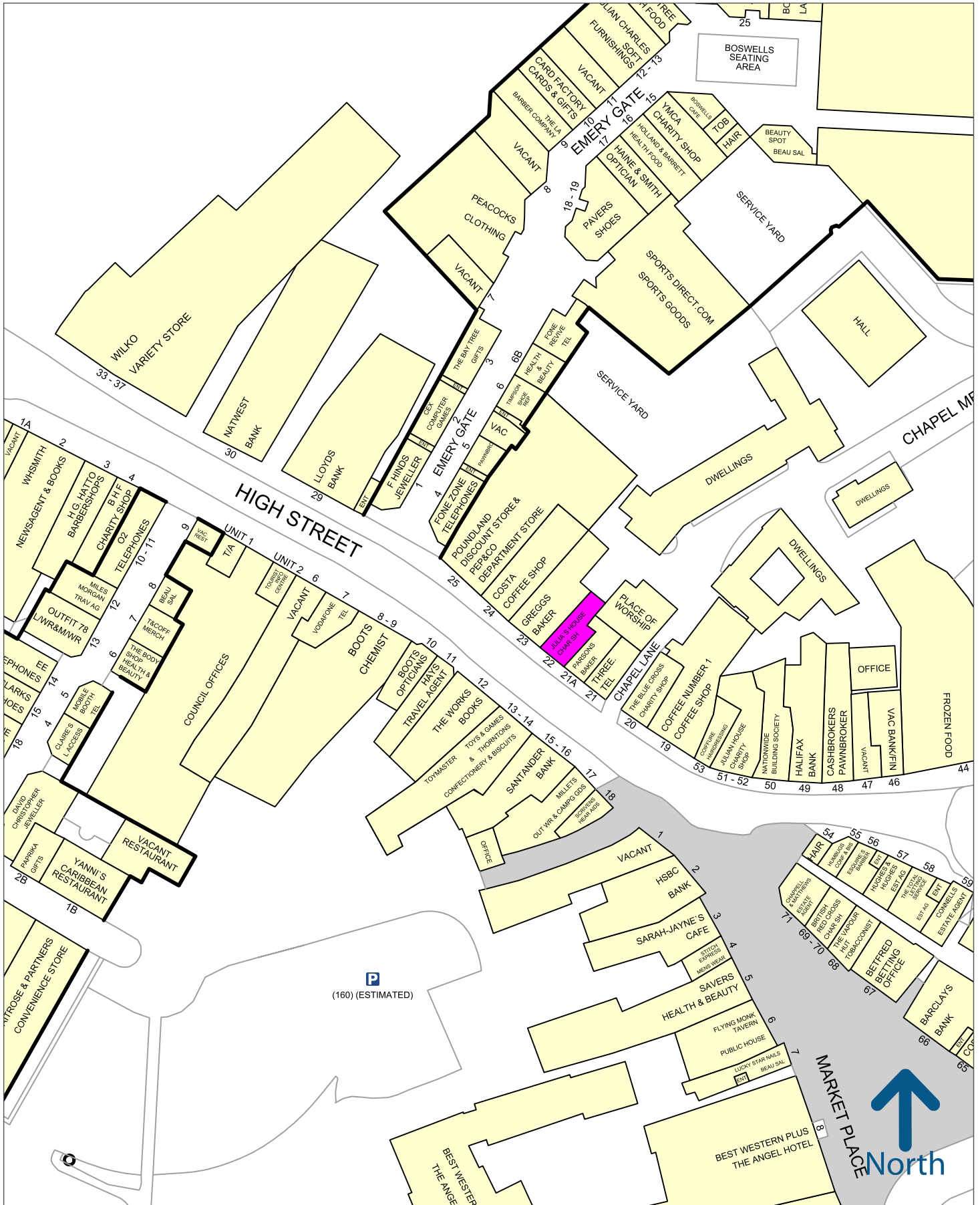
Viewing Strictly by appointment

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50 metres

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