

RETAIL UNIT TO LET (MAY SELL)

Chippenham

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PROPERTY CONSULTANTS



TOWN CENTRE RETAIL UNIT

2 Gladstone Parade
Timber Street
Chippenham
SN15 3BS

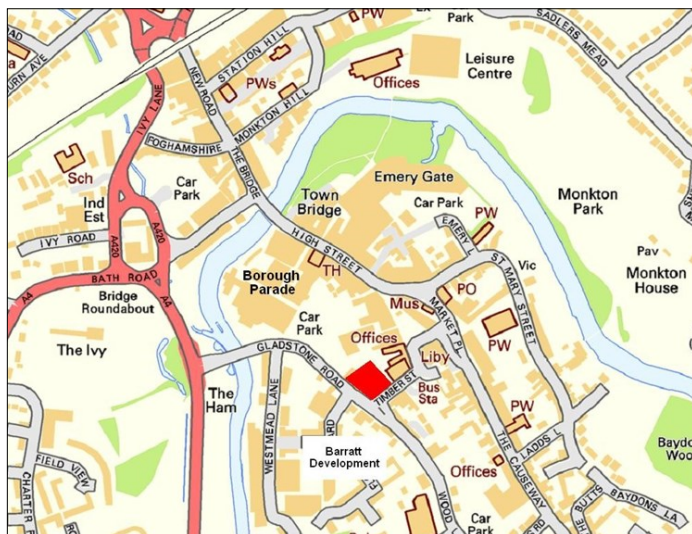
1,954 sq ft
(181.55 sq m)

2 Gladstone Parade, Chippenham SN15 3BS

Location

Chippenham is the administrative centre of North Wiltshire with a population of c. 40,000. Motorway access via Junction 17 of the M4 is approximately 4 miles to the north, with Swindon approximately 18 miles to the east and Bath is 12 miles to the south west.

Gladstone Road is one of the main access roads into the town centre. The commercial and residential development is prominently located on the corner of Gladstone Road and Timber Street. Gladstone Parade is adjacent to the library and bus station.



Description

Gladstone Parade is a mixed use development providing ground floor retail with frontage to Timber Street and return frontage to Gladstone Road with a three storey residential complex above.

Unit 2 will be available from early 2018 and the other two units are occupied by an insurance company and a recruitment company.

The block faced property benefits from extensive glazing and double pedestrian doors to the front elevation. Internally the unit is largely open plan with a suspended ceiling incorporating recessed lighting and it is fully carpeted. There are two separate partitioned rooms capable of being removed and w.c. and kitchenette facilities to the rear of the building.

A1 retail and A2 financial/professional services are permitted, however, A3, A4 and A5 food/drink uses are prohibited. Subject to planning the premises are considered suitable for offices.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Area	Sq ft	Sq m
Ground Floor Accommodation	1,954	181.55

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms

The accommodation is available to lease by way of a new effective full repairing and insuring lease for a term of years to be agreed direct from the landlord at a rental of £25,000 per annum exclusive from January 2018.

Consideration will also be given to the sale of the long leasehold interest of the unit for a period of 999 years from 2004.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency describes the property as "Shop and Premises" with a rateable value of £15,000.

Interested parties should make their own enquiries to Wiltshire Council 0300 456 0100 to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is B (45). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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