



QUALITY RETAIL SPACE  
IN THE HEART OF  
CHIPPENHAM



## CHIPPENHAM

### UNIT 11 EMERY GATE

### SHOP TO LET

#### Location

Chippenham has a catchment population of approximately 86,000 within 6 miles, rising to 285,000 within 12 miles. These numbers are considerably boosted by tourist visitors throughout the year.

The Premises are situated in a prime location within the Emery Gate Shopping Centre, Chippenham adjacent to **Julian Charles** and close to **Dorothy Perkins**, **Card Factory**, **Sports Direct**, **Pavers Shoes** and **Holland & Barrett**. Emery Gate further benefits from a 350 space shoppers car park.

#### Accommodation

The shop is ground floor and basement comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

Internal width	5.7 m	18/8 ft
Shop Depth	11.6 m	38/0 ft
Ground Floor Sales	83 sqm	893 sqft
Basement	48 sqm	521 sqft

#### Lease

The premises are available on a new lease on effectively full repairing and insuring terms by way of service charge, subject to 5 yearly upward only rent reviews.



#### Service Charge

£9,578 per annum for 2017

#### Commencing Rent

£35,000 per annum exclusive.

#### Business Rates

We understand that the property is assessed as follows:

Rateable Value: £31,000

UBR (2017/2018): 47.9p

Interested parties should make their own enquiries with the Local Authority to verify this information.

#### EPC

The premises have an EPC rating of C70.

#### Legal Costs

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

#### VAT

VAT, if applicable, will be charged at the standard rate.

Subject to Contract

October 2017

Viewing and further information strictly by prior arrangement with  
Savills, Embassy House, Queens Avenue, Bristol BS8 1SB [www.savills.co.uk/retail](http://www.savills.co.uk/retail)  
GVA, St Catherine's Court, Berkeley Place, Bristol BS8 1BQ [www.gva.co.uk](http://www.gva.co.uk)

Chris Wright  
T. 0117 988 5254  
E. [chris.wright@gva.co.uk](mailto:chris.wright@gva.co.uk)

Alex Kalebic  
T. 0117 910 2204  
E. [akalebic@savills.com](mailto:akalebic@savills.com)



50 metres

Experian Goad Plan Created: 24/10/2017  
Created By: GVA



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[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

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