



QUALITY RETAIL SPACE
IN THE HEART OF
CHIPPENHAM



CHIPPENHAM

STORE 3 EMERY GATE

NEW LEASE AVAILABLE (Subject to vacant possession)

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.

Description

Retailers within Emery Gate, the town's only covered shopping centre, include **Tesco**, **Bon Marche**, **Pavers**, **Peacocks** and **Sports Direct**. It further benefits from a 350 space shoppers car park.

The unit is located in a prime location in the main mall within Emery Gate.

Accommodation

The unit comprises a ground floor retail area plus basement ancillary accommodation. The approximate floor areas are as follows:

Ground Floor Sales:	2,529 sq ft	234.9 sq m
Basement Ancillary	920 sq ft	85.5 sq m

Rent

£50,000 per annum exclusive.

Service Charge

£20,527.17 per annum for 2020

Terms

The property is available by way of a new lease for a term of years to be agreed on the equivalent of full repairing and insuring terms. There will be an upward only rent review after each 5th year.



Business Rates

Rateable Value 2017	£59,500
UBR (2021/2022):	51.2p

There is currently a rates holiday for qualifying retail and leisure uses until 30th June 2021. Interested parties should carry out their own investigations.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

EPC

To be confirmed.

VAT

All figures quoted are exclusive of VAT where applicable.

Subject to Contract

November 2020

Viewing and further information strictly by prior arrangement with Savills, Embassy House, Queens Avenue, Bristol BS8 1SB www.savills.co.uk/retail or Avison Young, St Catherine's Court, Berkeley Place, Bristol BS8 1BQ www.avisonyoung.co.uk

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