



TO LET

PROMINENT RETAIL UNIT

1191 SQ FT (110.7 SQ M)

**1A MARKET PLACE, MELKSHAM,
WILTSHIRE, SN12 6ES**

Kavanaghs

LOCATION

Melksham is an expanding West Wiltshire town with a population, including surrounding villages, of circa 27,000. It is well located for Chippenham and Bath and within 9 miles of Junction 17 of the M4 motorway. The property has frontage to Market Place roundabout and adjoins The Original Factory Shop and Backhouse Bookmakers.

DESCRIPTION

The property is a substantial two storey building with windows facing on to the Market Place, and on to the car park area shared with The Original Factory Shop. It has a principle customer entrance door fronting the car park with 4 display windows, and a secondary entrance on the north end of the building. The ground floor provides retail selling space and ancillary staff facilities. The first floor has been used for storage and retail use. The property benefits from 2 allocated parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the approximate gross internal floor areas are as follows;

Ground floor area	556 sq ft	51.7 sq m
First floor area	635 sq ft	59 sq m

Total	1191 sq ft	110.7 sq m
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SERVICES

We are advised that the property has mains water, drainage and electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

TERMS

The unit is available on a new full repairing and insuring lease for a term of 3 years at the following rent;

Year 1:	£ 9,500 per annum
Years 2 and 3:	£10,500 per annum

RATES

The rateable value is £9,700. The business rates that you pay will depend upon the individual circumstances of your business. Applicants should make their own enquiries with Wiltshire Council.

VAT

We are advised that VAT is not chargeable on the rent.

LEGAL COSTS

Each party to pay their own legal costs.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 9726-3056-0255-0600-4221
E (101-125) = 103

VIEWING

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MONEY LAUNDERING REGULATIONS

Tenants/purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

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 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (0918) 9712

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