

RETAIL UNIT TO LET

UNIT 12 BOROUGH PARADE, CHIPPENHAM

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Fawcett
Mead

Retail property expertise

- Highly visible unit located at the entrance of Borough Parade.
- Subject to contract & vacant possession.

LOCATION

The premises is situated in a highly visible position within Borough Parade Shopping Centre, opposite The Body Shop and in close proximity to New Look, Caffe Nero, Waterstones, Clarks and Waitrose.

The shopping centre is supported by a 160 space surface car park at the rear.

RENT

£31,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

RATES

Rateable Value £25,500

Interested parties should verify these figures with the Chippenham Council (020 8863 5611).



SERVICE CHARGE

£4,105 per annum

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	65.2 sq m.	701 sq ft.
First Floor Ancillary	40.4 sq m.	435 sq ft.

***RECENT LETTINGS TO PANDORA,
PATISSERIE VALERIE AND EWM/ PONDEN
HOME***

INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris 0207 182 7485
vincent@fawcettmead.co.uk

Or via our joint agents **Macarthur
Wilson (0117 908 3350).**



Chippenham



Experian Goad Plan Created: 23/11/2016
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