

PROMINENT SHOP UNIT TO LET

UNIT 1B, BOROUGH PARADE, CHIPPENHAM

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Attractive, historic market town
- Unit recently fitted as café/bakery
- Adjacent to Town's main car park

LOCATION

The premises are situated in a high footfall position within Borough Parade Shopping Centre, opposite **Waitrose**, with other occupiers in the centre including **Caffe Nero**, **Waterstones**, **Argos**, **Specsavers** and **Robert Dyas**.

The shopping centre is supported by a 160 space surface level car park, which the subject property looks out on.

RENT

£32,000 per annum exclusive.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

EPC

Available upon request.

RATES

Rateable value: £34,000

Interested parties should verify this figure and the Rates Payable with the VOA:

www.voa.gov.uk

SERVICE CHARGE

Approximately £4,223 for the year ending December 2019.

ACCOMMODATION

The premises are arranged over ground floor only, providing the following approximate net internal area:

Ground Floor Sales: 122.30 sq m 1,316 sq ft.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
0117 973 2502
craig@fawcettmead.co.uk

Or via our joint agent, KSA Property:
020 7016 2022

SUBJECT TO CONTRACT

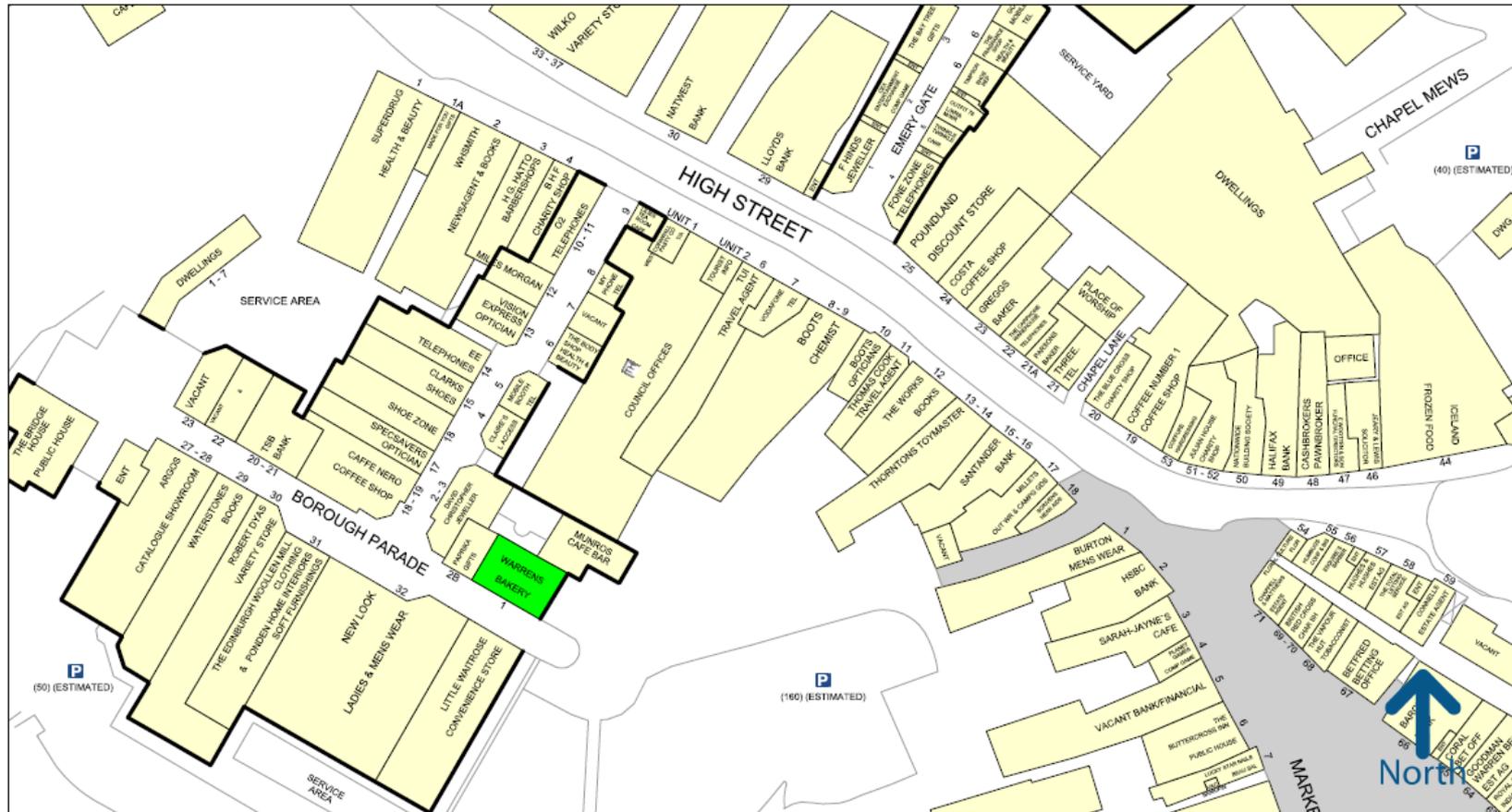
UNIT 1B, BOROUGH PARADE, CHIPPENHAM



Chippenham



Retail Expertise



50 metres

Experian Goad Plan Created: 07/02/2020
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