

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

- **Prime retailing location**
- **Located in an attractive historic market town**
- **Modern well configured unit**

LOCATION

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

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

RENT

On Application.

TENURE

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

TIMING

Subject to vacant possession.

RATES

Rateable value (18/19): £34,000
UBR: 40p
Rates Payable: £13,600 pa

SERVICE CHARGE

Approximately £4,223 pa to the year ending 31st December 2019.

ACCOMMODATION

The premises are arranged over ground floor providing the following approximate dimensions and floor areas:

Ground Floor Sales: 115.19 sq m 1,240 sq ft

EPC

Available on request.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

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

UNIT 1B, BOROUGH PARADE, CHIPPENHAM



Chippenham



Experian Goad Plan Created: 05/03/2019
Created By: Fawcettmead



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