

# PROMINENT SHOP UNIT TO LET

## UNIT 22, BOROUGH PARADE, CHIPPENHAM

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Prime retailing location
- Attractive historic market town
- Modern well configured unit

### LOCATION

The premises are situated within Borough Parade Shopping Centre, with other occupiers in the centre including New Look, Caffè Nero, Waterstones, Little Waitrose and Clarks.

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

### RENT

£26,000 pax

### TENURE

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

### EPC

An EPC has been requested and will be made available to interested parties.

### RATES

Rateable value (19/20): £24,000

Interested parties should verify this figure and the Rates Payable with the VOA: [www.voa.gov.uk](http://www.voa.gov.uk)

### SERVICE CHARGE

Approximately £6,294 for the year ending 31<sup>st</sup> December 2019.

### ACCOMMODATION

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

Ground Floor:	85.78 sq m	923 sq ft.
First Floor Anc:	55.39 sq m	596 sq ft.

There may be potential to combine with the adjacent Unit 23 to create approximately:

Ground Floor	1,808 sq ft
First Floor	1,430 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](mailto:craig@fawcettmead.co.uk)

**Will Hitch**

020 7182 7485

[will@fawcettmead.co.uk](mailto:will@fawcettmead.co.uk)

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

**SUBJECT TO CONTRACT**

