

# PROMINENT SHOP UNIT TO LET

## UNIT 7, BOROUGH PARADE, CHIPPENHAM

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



Retail property expertise

- **Highly visible unit located at the entrance of Borough Parade.**
- **Located in an attractive historic market town.**
- **Modern well configured retail unit.**

### LOCATION

The premises are situated in a high footfall position adjacent to **The Body Shop** and opposite **Vision Express**.

Other occupiers within Borough Parade Shopping Centre include **New Look, Caffe Nero, Waterstones, Little Waitrose** and **Clarks**.

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

### RENT

£27,500 per annum exclusive of rates, service charge, insurance and VAT if applicable.

### 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. Expected handover September 2018.

### RATES

Rateable value (17/18) £24,000

Interested parties should verify these figures with Chippenham Council (Tel: 01249 446699).

### SERVICE CHARGE

Approximately £3,748.53 pa to the year ending 31<sup>st</sup> December 2017.

### ACCOMMODATION

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

Ground Floor:	36.23 sq m	485 sq ft.
First Floor Anc:	26.29 sq m	484 sq ft.

### EPC

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

### 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 local agent, Macarthur Wilson:  
0117 908 3350

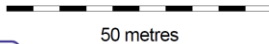
Richard Biggs / reb@macarthurwilson.com

**SUBJECT TO CONTRACT/ VACANT  
POSSESSION**

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Chippenham



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