

# PROMINENT SHOP UNIT TO LET

## UNIT 8, 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 retail unit**

### LOCATION

The premises are situated in a high footfall position within Borough Parade Shopping Centre, opposite O2, with other occupiers in the centre including **New Look, Caffe Nero, Waterstones, Little Waitrose** and **Clarks**.

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

### RENT

£21,000 pax

### 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): £18,000

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

### SERVICE CHARGE

Approximately £2,397.92 pa to 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:	36.23 sq m	390 sq ft.
First Floor Anc:	26.29 sq m	283 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 agent, KSA Property:  
020 7016 2022

**SUBJECT TO CONTRACT/ VACANT  
POSSESSION**

