Hartnell Taylor Cook

FOR SALE

30 High Street

Chippenham, SN15 3HB

Former Bank Premises

7,178 sq ft

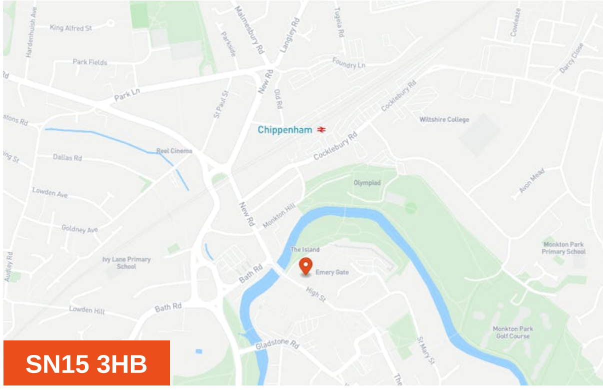
(666.86 sq m)

- Prominent town centre location
- Freehold
- Car parking to the rear
- All interested to be logged via Offr. Please scan the QR code to register

30 High Street, Chippenham, SN15 3HB

Summary

Available Size	7,178 sq ft
Price	Offers in the region of £400,000
Rates Payable	£45,787.50 per annum
Rateable Value	£82,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Location

Chippenham is a market town in Wiltshire, approximately 13 miles east of Bath and 20 miles west of Swindon, with a population of approximately 45,000. The High Street forms the retail spine of Chippenham's pedestrianised town centre, running between the Market Place and Borough Parade. The town centre has two shopping centres; Emery Gate and Borough Parade, offering a mix of independent and national retailers.

The subject property is situated on the north side of the High Street, directly opposite the entrance to Borough Parade Shopping Centre. Nearby High Street occupiers include Starbucks, WHSmith, Superdrug and Boots.

Description

The property is a Grade II listed building arranged over ground, first and second floors. The property comprises a banking hall with staff room, offices, stores and WC facilities to the ground floor. The first floor provides a large business office at the rear with further smaller offices to the front. The second floor comprises a storage area and attic space.The archway to the right hand side of the property provides level access to a secondary entrance and pedestrian access to the car park, where there are circa 15 spaces. Vehicle access to the car parking is through Emery Gate Shopping Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,743	161.93	Available
Ground - Ancillary	2,912	270.53	Available
1st - Ancillary	1,865	173.26	Available
2nd - Ancillary	658	61.13	Available
Total	**7,178**	**666.85**	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.

Viewing & Further Information

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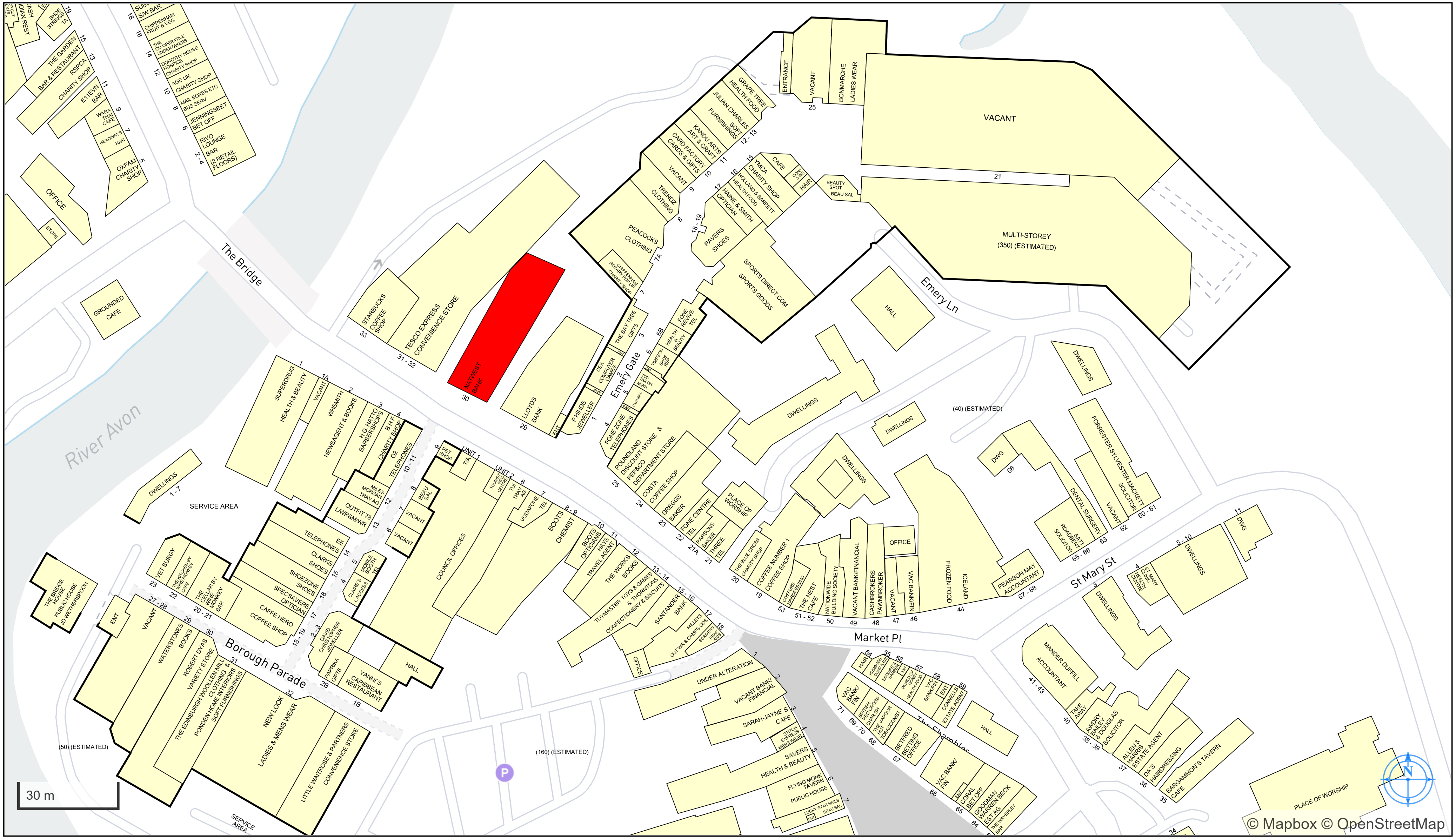

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