**TO LET** - RETAIL

# 17 High Street

Chippenham, SN15 3ER




## Key Highlights

- Good High Street location
- Double fronted shopfront
- £35,000 per annum exclusive of VAT
- Ground floor sales with first floor storage
- Available on new lease







## Description

The shop fronts directly onto Chippenham High Street. It has double fronted windows and a central recessed entrance doorway leading into the ground floor retail space, that has a suspended ceiling with integral lighting. At the rear is a partitioned office / store area with steps up to a small kitchen and two toilets. There is a rear door leading out to a small courtyard area.

A seprate staircase leads to the open plan first floor storage area.

## Location

Chippenham is a busy and expanding town with a population of approximately 40,000 people. It is located approximately 4 miles south of Junction 17 of the M4 Motorway and benefits from a main line railway station with a regular direct service to London Paddington in just over 1 hour.

The property is located toward the top of the High Street, close to the Market Place. Neighbouring occupiers include Santander and Scriven's Hearing Centre, with other nearby occupiers includung Coffee Gems and Thorntons Toymaster

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Retail area | 975 | 90.58 | Available |
| Ground - Office / store | 327 | 30.38 | Available |
| Ground - Kitchen | 56 | 5.20 | Available |
| 1st - Storage | 818 | 75.99 | Available |
| **Total** | **2,176** | **202.15** | |

## Terms

The property is available from early 2027 on a new full repairing and insuring lease for a term to be agreed.

## Rent

£35,000 per annum.

## Business Rates

The property is assessed for Business Rates effective 1st April 2026 at £34,750

## Energy Performance Certificate

The property has an Energy rating of 81 in Band D. A copy of the EPC and Recommendation Report is available from the agent.

## Availability

It is anticipated that the property will be available from February 2027.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction,

## Contact


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