

Unit 4

Borough Parade, Chippenham, SN15 3WL



Key Highlights

- 435 sq ft
- Good window frontage to main thoroughfare
- £17,500 per annum
- Ground floor retail unit in busy parade
- New lease offered



Description

Unit 4 is located on the main Borough Parade thoroughfare from Chippenham High Street. Adjacent and nearly national retailers include Clarks shoes, EE, New Look, David Christopher Jewellers and Cafe Nero.

As the unit is at present, it has a tiled floor surface, wood panelled walls, a suspended ceiling with surface mounted spot lights and electric heating.

A partitioned area provides a small storage space and access to a single toilet.

Location

Chippenham is an attractive and historic market town approximately 28 miles east of Bristol; 12 miles east of Bath and 17 miles south west of Swindon. Junction 17 of the M4 motorway is 4 miles to the north of the town centre.

The town has a population in the region of 45,000 people. In the heart of Chippenham town centre is the Borough Parade Shopping Centre with existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE, and Caffè Nero.

Adjacent to the shopping centre is a ground level pay & display car park for approximately 160 cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	435	40.41	Available
Total	435	40.41	

Terms

The unit is offered on a new effectively full repairing and insuring lease.

Rent

£17,500 per annum exclusive of VAT, which is payable at the standard rate.

Use

The property is suitable for any retail use.

Business Rates

The Valuation Office Agency website lists the unit as having a current Rateable Value of £11,500

The Rateable Value will increase from 1st April 2026 to £13,500

Service Charge

A service charge is payable toward the repair and maintenance of the common parts of Borough Parade, together with other good estate management functions. The current estimated annual service charge is £1,620 + VAT..

Energy Performance Certificate

The property has an EPC rating of 64 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0880-0631-1339-3190-8092>

Legal Costs

Each party will be responsible for their own legal costs in any transaction.

Contact

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