

# KAVANAGHS

**WORKSHOP/STORAGE**  
**2,321 sq ft (215.6 sq m)**  
**ADJOINING OFFICE/SHOWROOM IS ALSO**  
**AVAILABLE**



**69B ROUNDPONDS**  
**MELKSHAM**  
**WILTSHIRE**  
**SN12 8EB**



**01225 703082**  
**13 High Street, Melksham, Wiltshire. SN12 6JY**  
**www.kavanaghs.co.uk**



**69b Roundponds, Bath Road, Melksham, Wiltshire, SN12 8EB**

**Location:** Melksham is located in West Wiltshire and has a population of approximately 21,000 (2001 census). The town is well located for the nearby centres of Chippenham and Bath and within 9 miles of junction 17 of the M4 motorway.

The unit is located to the rear of the former Helibeds showroom with access off Roundponds.

**Description:** The property is single storey under a pitched tile roof with brick elevations. There are two loading doors fronting onto a yard which is included within the demise.

**Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate Gross Internal Area is:  
Ground Floor: 2,321 sq ft 215.6 sq m

**Services:** We are advised that mains electricity and drainage are connected to the unit. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.

**Terms:** A new three year lease at full repairing and insuring terms at a rent of £11,000 per annum plus VAT.

**Rateable Value:** To be assessed. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 01225 776655

**Legal Costs:** The ingoing tenant to be responsible for the landlord's reasonable legal costs. A non-refundable deposit of £400 plus VAT is payable prior to instructing solicitors.

**Viewing:** Strictly by appointment with the agent:  
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.  
**Contact:** Stella Hicks  
**Telephone:** 01225 703082  
**Email:** [stellahicks@kavanaghs.co.uk](mailto:stellahicks@kavanaghs.co.uk)

**Date of particulars:** 16 December 2009

The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.