



## FIRST FLOOR OFFICES

### TO LET

**523 sq ft (48.60 sq m)**



**24a HIGH STREET**

**MELKSHAM**

**WILTSHIRE**

**SN12 6LA**



**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





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

The accommodation has ground floor entrance immediately off of the High Street which is the primary shopping location in the town.

**Description:** At ground floor there is a lobby area off which there is a WC with wash hand basin. The stairway gives access into the main office at first floor with two further offices all having window frontage over the High Street.

There is shared use of the car park to the rear for a maximum of 2 vehicles on a 'first come, first serve' basis. This arrangement is informal and not incorporated within the lease document. The property has recently been redecorated and carpeted throughout and benefits from electric heating.

**Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate measurements are as follows:-

Ground Floor:	Entrance & WC	
First Floor:-		
Office 1:	254 sq ft	23.60 sq m
Office 2:	142 sq ft	13.20 sq m
Office 3:	127 sq ft	11.80 sq m
Total:	523 sq ft	48.60 sq m

**Terms:** The accommodation is available on a new internal repairing and insuring lease with three yearly rent reviews at a rental of £3,750 per annum. The landlord is responsible for external decoration and structural maintenance.

**Services:** We are advised by the Landlord that mains electricity, water and drainage are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

**Rateable Value:** The Rateable Value is £2500. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.

**VAT** All prices quoted are exclusive of VAT

**Legal Costs:** Each party to pay their own legal costs.

**Viewing:** Strictly by appointment with the agent:

**Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk**

**Date of particulars:** September 2011

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. 5957



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## Energy Performance Certificate Non-Domestic Building



In Tune Music School  
24a High Street  
MELKSHAM  
SN12 6LA

Certificate Reference Number:  
0450-0439-1219-8890-0092

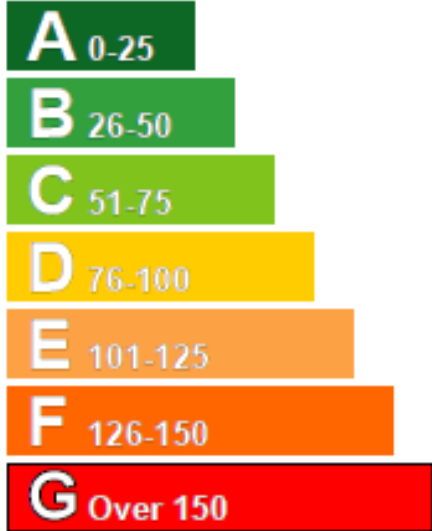
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



**202** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	64
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	133.23

### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>31</b>	If newly built
<b>84</b>	If typical of the existing stock



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