

KAVANAGHS

TOWN CENTRE OFFICES

3,731 SQ FT (346.7 SQ M)

FOR SALE

AWAITING PHOTOGRAPH

**STRATTONS HOUSE
STRATTONS WALK
MELKSHAM
WILTSHIRE
SN12 6JL**



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



STRATTONS HOUSE, STRATTONS WALK, MELKSHAM, WILTSHIRE, SN12 6JL

- 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 building is prominently situated just off High Street at its junction with Church Street in the heart of the town centre.
- Description:** The building has rendered elevations with double glazed windows. The office accommodation is arranged over the ground, first and second floors with central heating and part air conditioning. There are toilet facilities on the ground and first floors and kitchens on the first and second floors. There are six parking spaces immediately in front of the building.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area and rent is outlined below:
- | | | |
|---------------|-------------|--------------|
| Ground Floor: | 1,164 sq ft | (108.1 sq m) |
| First Floor: | 1,231 sq ft | (114.4 sq m) |
| Second Floor: | 1,336 sq ft | (105.5 sq m) |
| Total: | 3,731 sq ft | (346.7 sq m) |
- Terms:** The property is available freehold with vacant possession including ownership of the car parking area and adjoining road at a guide price of £325,000.
- Services:** We are advised by the vendor that mains electricity, gas water and drainage are connected. 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.
- Rateable Value:** The Rateable Value is £18,750 with effect from 1 April 2010. 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
- 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:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: Stella Hicks
Telephone: 01225 703082
Email: stellahicks@kavanaghs.co.uk
- Date of particulars:** February 2010

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

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.