

# KAVANAGHS

10 BANK STREET

MELKSHAM



SHOP

TO LET

01225 703082



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



## **10 Bank Street, Melksham**

**Location:** Melksham is an expanding West Wiltshire town with a population of in excess of 20,000 people. It is well located for the nearby towns of Trowbridge (6 miles), Chippenham (7 miles) and the Georgian City of Bath (12 miles). It is within 9 miles of junction 17 of the M4 motorway

The property is in a good location in Bank Street. Nearby retailers include Peacocks, Boots and Superdrug.

**Description:** The property is single storey and forms part of a purpose built parade. It has good window frontage under a canopy. There is rear access to the customer car park.

**Accommodation:** The property has the following approximate dimensions and areas:

Internal width	16'9"	5.1 m
Shop depth	43'7"	13.3 m
<b>Net Shop Area</b>	<b>694 sq ft</b>	<b>64.5 sq m</b>
Office:	36 sq ft	3.3 sq m
Store:	160 sq ft	14.9 sq m
WC and wash hand basin		

**Services:** We are advised by the owners that mains electricity, water and drainage are connected to the property.

**Terms:** The property is available on a new effective full repairing and insuring lease with three yearly rent reviews at a rental of £9,000 per annum.

**Rateable Value** £7,200. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority Wiltshire Council: 01225 776 655.

**Legal Costs:** The tenant will be responsible for the landlord's reasonable legal costs incurred in the transaction.

**Viewing:** **Strictly by appointment with the sole agents**  
Kavanaghs 13 High Street, Melksham. Tel: 01225 703082

**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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)**

These particulars and the information and measurements contained herein, are given as a guide only. Prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves 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.

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.