



SHOP PREMISES

TO LET



11 BATH ROAD

MELKSHAM

SN12 6LL



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





- Location:** Melksham is a West Wiltshire town with a population of excess of 22,000 people. 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 property fronts the principal thoroughfare through Melksham town centre and is located close to the Sainsbury and Waitrose supermarkets.
- Description:** The shop forms part of a terrace and is on the ground floor only. It has a good sized shop front, clear open sales area with storage and w.c. facilities to the rear. There is a fire escape door to the rear which gives access to an alleyway leading back through a doorway onto Bath Road.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Gross Internal Area is as follows:-
- | | | |
|----------------|-----------|-----------|
| Shop max width | 24'3 | 7.39m |
| Shop depth | 24'2 | 7.37m |
| Sales area | 538 sq ft | 50.0sq m |
| Storage | 147 sq ft | 13.7 sq m |
- Terms:** The property is available on a new internal repairing and insuring lease with three yearly rent reviews at a rental of £6,000 per annum. The tenant will be responsible for the maintenance and decoration of the interior, the doors and windows.
- Services:** We are advised that mains drainage, water, electricity and gas are connected to the property. 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 property has a rateable value of £7,300. 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:** Apr 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 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. 5755



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Energy Performance Certificate Non-Domestic Building



11 Bath Road
MELKSHAM
SN12 6LL

Certificate Reference Number:
9960-3008-0290-0100-4305

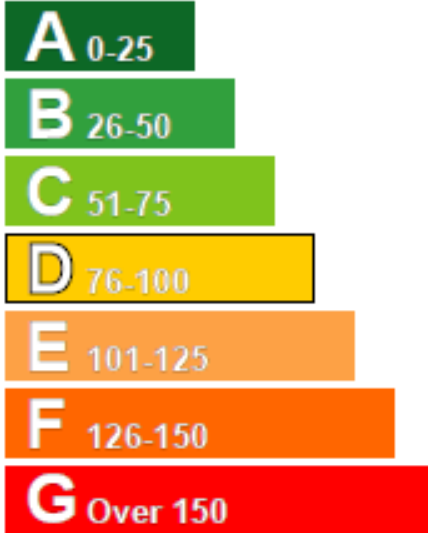
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 79 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 (m²): 78
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 105.37

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
68 If typical of the existing stock



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