

KAVANAGHS

COMMERCIAL/RESIDENTIAL INVESTMENT

FOR SALE



**12 HIGH STREET
MELKSHAM
WILTSHIRE
SN12 6JY**



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



12 High Street, Melksham, Wiltshire, SN12 6JY

- Location:** Melksham is an expanding West Wiltshire town with a population of in excess of 21,000 people (2001 census). 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 the principal thoroughfare of Melksham with nearby retailers including Thomas Cook, Clinton Cards and Boots. 12 High Street is located in a prime location at the junction of High Street and Church Street.
- Description:** 12 High Street is an attractive period property with commercial accommodation on ground floor and basement and residential at ground floor, rear and 1st and 2nd floors in the form of individual letting rooms designated as multiple occupation.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area and rent is outlined below:
- | | | |
|----------------|-----------|-------------|
| Built frontage | 31ft | (9.5m) |
| Internal width | 28ft | (8.5m) |
| Shop depth | 31ft | (9.6m) |
| Sales area | 757 sq ft | (70.3 sq m) |
| Store room | 87 sq ft | (8.1 sq m) |
| Basement | 262 sq ft | (24.3 sq m) |
- Residential:** The remainder of the accommodation is divided into individual letting rooms with one at the rear ground floor, 5 on the first floor and 3 on the second floor. Plans are available to interested parties
- Tenure:** The ground floor and basement of the main building is let to Sue Ryder Care which is a substantial and successful charity. The lease is for a period of 10 years from the 11 October 2004 at a rental of 15,600 per annum on an internal repairing and insuring lease.
- Some of the letting rooms are in the process of being refurbished but it is anticipated that there will be a total income from residential element of £36,400 per annum.
- Services:** We are advised by the vendor that mains electricity, water and drainage are all 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.
- Price:** The property is available freehold for a price of £600,000. There is no VAT payable on the purchase price.
- Viewing:** Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: Henry King
Telephone: 01225 703082
Email: henryking@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.