



RETAIL UNIT

TO LET

Sales Area 409 sq ft (38 sq m)



**12 MARKET PLACE
MELKSHAM
WILTSHIRE
SN12 6EX**



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 an expanding town with a population of approximately 21,000 (2001 census). The property is well located facing the Market Place with nearby occupiers including The Factory Shop, Blockbuster and Backhouse Bet.

Description: The property has a good window frontage with sink and WC facilities to the rear and there is ancillary accommodation in the basement.

Accommodation: In accordance with the RICS Code of Measuring Practice (6th edition) the approximate areas are :-

Sales Area:	439 sq ft	38.0 sq m
Basement:	496 sq ft	46.1 sq m

Terms: The property is available on a new lease at a rental of £9,000 per annum on internal repairing and insuring terms.

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 £5,900. 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: The ingoing tenant to be responsible for the landlords reasonable legal costs.

Viewing: Strictly by appointment with the agent:.

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

Date of particulars: July 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.

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