

# KAVANAGHS

**RETAIL UNIT WITH PARKING  
SUITABLE FOR ALTERNATIVE USE  
SUBJECT TO PLANNING PERMISSION**

**FOR SALE or TO LET**



**122 FOREST ROAD**

**MELKSHAM**

**SN12 7AE**

**01225 703082**

**13 High Street, Melksham, Wiltshire. SN12 6JY**

**[www.kavanaghs.co.uk](http://www.kavanaghs.co.uk)**



## 122 Forest Road, Melksham, SN12 7AE

**Location:** Melksham is an expanding west Wiltshire town with a population in excess of 20,000. The town is well located for the nearby centres of Chippenham (7 miles) and Bath (12 Miles) and within 9 miles of junction 17 of the M4 motorway.

The building is located on a busy residential route through the Forest area of Melksham Further development is scheduled on that side of the town.

**Description:** The property consists of a purpose built convenience store with a large frontage, easy access and good car parking. It has a well laid out retail area with ancillary storeroom delivery and support accommodation. It is heated and air conditioned.

**Accommodation:** In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) the approximate Net Internal Area and rent is outlined below:

Retail area:	2,943 sq ft	273.4 sq m
Ancillary:	2,337 sq ft	217.1 sq m
External Store:	678 sq ft	63.0 sq m
Total accommodation	5,958 sq ft	553.51 sq m

**Terms:** The property is available for sale or for rent. The owners may be prepared to split the building. Price on application.

**Services:** Mains electricity, gas, water and drainage are all available nearby. 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 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](mailto:stellahicks@kavanaghs.co.uk)

**Date of particulars:** 2009

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](http://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.