

KAVANAGHS

Residential & Commercial Chartered Surveyors



SHOP PREMISES TO LET



**7 HIGH STREET
MELKSHAM
SN12 6JR**



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

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PROPERTIES AT ●
www.kavanaghs.co.uk

TROWBRIDGE
01225 341508
63 Fore Street
Trowbridge BA14 8ET





Location: Melksham is an expanding town with a population of approximately 22,000 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 situated in the High Street close to the Market Place with nearby occupiers including Travel Angels, Poundstretcher and Boots.

Description: The property consists of a ground floor shop unit with a glazed full height shop front. To the rear of the shop is a storage area, wc and doorway giving independent pedestrian access to High Street.

Accommodation:	Frontage	3.43m	11'3
	Sales Area	30.8 sq m	331 sq ft
	Storage	10.7 sq m	115 sq ft

Services: We are advised that mains electricity, water and drainage 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.

Terms: The shop is available on a new internal repairing and insuring lease at a rental of £10,000 per annum.

Business Rates: The property has a rateable value of £5,600. The rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority West Wiltshire District Council: 0300 456 0100

Legal Costs: Each party to be responsible for their own legal costs.

VAT: All figures and costs quoted are exclusive of VAT where appropriate.

Viewing: Strictly by appointment with the sole agents:
Kavanaghs, 13 High Street, Melksham, Wiltshire. SN12 6JY
Tel: 01225 341004 email: henryking@kavanaghs.co.uk

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

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

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. 5756