



TO LET

Retail unit

1,405 sq.ft

(131 sq.m)

Unit 27 Borough Parade, Chippenham, SN15 3WL

- Town Centre location
- Adjacent to Waterstones and gym
- Nearby car parking

EVOLVE

020 7228 6508
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Unit 27 Borough Parade, Chippenham, SN15 3WL

Description

Unit 27 is located within Borough Parade, adjacent to Waterstones and opposite the popular Chippenham Community Hub. Other nearby occupiers include Robert Dyas, Caffè Nero, Edinburgh Woollen Mill and Wetherspoons.

The unit has a central recessed entrance doorway with large display windows to either side.

Internally the unit is presented in shell format ready for an occupier's fit out.

Rent

£30,000 per annum exclusive.

Rates

To be re-assessed. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.



Location

Chippenham is an attractive and historic market town approximately 28 miles east of Bristol; 12 miles east of Bath and 17 miles south west of Swindon. Junction 17 of the M4 motorway is 4 miles to the north of the town centre.

The town has a population in the region of 45,000 people.

In the heart of Chippenham town centre is the Borough Parade Shopping Centre with existing retailers including Waitrose, New Look, Waterstones, Robert Dyas, EE and Caffè Nero. Adjacent to the shopping centre is a ground level car park for approximately 160 cars.

Viewing

Strictly via prior appointment
with the appointed agents:



Huw Thomas 07970 494369
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