



FREEHOLD FOR SALE

OR

TO LET

**32 High Street
Melksham Wiltshire SN12 6LD**

APPROX. 2,068SQ. FT



LOCATION: Located in the county of Wiltshire, Melksham is a popular market town 10 miles east of Bath and 6 miles south of Chippenham. The subject property occupies a central position on the main high street which has a good mixture of national and independent retailers. Nationals on the high street include: Lloyds Pharmacy, Clarks Shoes, WH Smith, Boots and Co-op.

THE PREMISES: The accommodation previously occupied by HSBC Bank comprises of Retail/office premises on the Basement/Ground and First Floor of approximately 2068 Sq Ft,

Basement	Storage	300 sq. ft
Retail Area		1,103 sq. ft
<u>First Floor</u>	Offices	665 sq. ft
<u>Total net internal floor area</u>		<u>2068 sq. ft</u>

AMENITIES: Heating, Male and Female W.C's, Kitchen, meeting room
Air Conditioning, Good natural light.

EPC Energy Efficiency rating is E. Energy Performance Certificate available on request.

RENT: In the region of £18,500 per annum exclusive.

FREEHOLD PRICE Excess of £250,000.

- LEASE TERMS:** The premises are available by way of a new lease. By agreement or Freehold.
- USER:** Any user within Class "E" of the Town & Country Planning (Use Classes) Order 2020.
- RATES:** We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £14,500 and the rates payable are £7,119.50 pa. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.
- VIEWING:** Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 WTP
Direct Dial: 020 7428 6801 Mobile: 07951 262 191
Tel: 020 7267 2071 (main switchboard)
Fax: 020 7485 8488

SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.
The plans are photographically reproduced and therefore not to scale except where expressly stated.
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6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 22nd November 2021.