

## to let

**Ground floor 23/24 Market Place  
Chippenham, SN15 3HW**

**1,709 ft<sup>2</sup> 158.76m<sup>2</sup> plus basement/cellar**

Existing restaurant accommodation with Use Class E – Also suitable for Café, retail, and uses such as hairdressers, beauty salons, nail bars , medical uses and offices. Bar uses will be Subject to Planning.



## Location

The property is located in a prominent position in the Market Place close to the main High Street retailing area.

Chippenham is the administrative centre of North Wiltshire and an expanding town with an urban population in the region of 28,000 people. Motorway access is via Junction 17 of the M4, approximately 4 miles to the north. Main line rail services are available from Chippenham station.



## Accommodation

The ground floor provides a total of approximately 1,709 sq ft (158.76 sq m) excluding the WC accommodation.

## Description

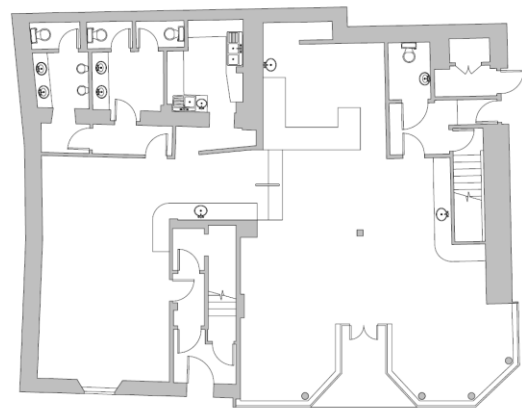
The property comprises a substantial Grade II Listed building located within the Conservation Area. The property is constructed of stone and part rendered brickwork under a pitched slate tiled roof.

### Ground Floor

The accommodation comprises a self contained restaurant (former Pizza Express) on the ground floor. This area is predominantly finished with ceramic tile floor, tiled walls to dado level with plaster finish above and to the ceilings. Lighting is spot lighting, and the area has 2 no. ceiling mounted A/C units.

The previous tenant's fixtures remain in place including the pizza oven, fridges and cooling cabinets as well as tables and chairs.

The fixtures can be left in situ but the landlord provides no guarantees as to whether the equipment is fit for purpose. There is also a basement which is accessed from the restaurant area which houses two walk-in cold stores and an ambient store. Again the landlord cannot guarantee that these are in working order.



Ground Floor

The basement/cellar provides approx. 250 sq ft (23.23 sq m) of dry usable space.

### Lease Terms

The property is available on a new effective full repairing an insuring lease for a term to be agreed.

The asking rent is £25,000 per annum exclusive.

### Service Charge

In addition to the rent the tenants will be responsible for a service charge which covers the upkeep of the external fabric of the building.

### Business Rates

The tenant is responsible for the rates payable on the property which is assessed as shop and premises with a Rateable Value of £22,750. Under current Covid related legislation a tenant continuing with the restaurant use would be exempt from paying rates.

### VAT

The property is not elected for VAT and therefore VAT is not applicable to the rent.

### Planning/Uses

The property is Grade II listed. The current use will fall within the new Use Class E which covers uses under the old A1 Retail and A2 Professional Services, A3 Restaurants and Café's B1 Offices and D1 Medical. As the property is Listed although a change of use consent is not required for a number of different uses, any external or internal alterations will require both landlord's approval and Listed Building Consent. The property would also be suitable for use as a Bar, although this use will require planning for a change of use.

### Energy Performance Certificate

EPC rating upon enquiry.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

### Viewing and Further Information

For further information or to arrange an inspection, please contact:

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