



LETTINGS £8,500 per annum

45 High Street, Melksham, Melksham, Wiltshire, SN12 6JY



New to the Market

Avon Place Retail Shop.

Location

Melksham is an historic market town and is located just off the A350 which provides good access to the M4 and Chippenham. Melksham station has a service to Swindon and Chippenham. The offices are situated at the front of Avon Place Shopping Centre.

Accommodation

Ground floor retail shop onto the High Street.
Staff Facilities

Minimum Size (Gross Internal) 520 sq ft / 48.17 sq m

Maximum Size (Gross Internal) 520 sq ft / 48.17 sq m

Terms

A new FRI lease for a term of 5 years and upwards

Further Details

Tenure	Leasehold
Planning	E: Commercial, business and service uses
Legal costs	Each party to bear their own costs
Insurance	Landlord to pay and the tenant to reimburse
VAT	where applicable

Property Features

- Full staff facilities.
- Good High Street location
- Perimeter trunking
- Short walk to Church Street car park

Note:

Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial LLP. Bridger Bell Commercial LLP for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

- These particulars do not constitute, nor constitute any part of, an offer or a contract.
- All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial LLP or the Vendor.
- None of the statements contained in these particulars are to be relied on as statement of representation of fact.
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any authority to make or give, any representation or warranty whatsoever in relation to this property.

- All charges and rents are liable to VAT at the prevailing rate.

ANTI MONEY LAUNDERING:- Bridger Bell LLP are required by law to carry out satisfactory due diligence and checks with respect to any prospective tenant or purchaser prior to heads of terms being submitted to Solicitors.

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