



9 Langley Road  
Chippenham, Wiltshire, SN15 1BP



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The opportunity to purchase a prominent roadside garage extending to approximately 2110ft<sup>2</sup>, complete with a curb side forecourt/parking area. Conveniently located within the centre of popular Market Town of Chippenham.

- Available with vacant possession
- Flexible commercial space in excess of 2110ft<sup>2</sup>
- Forecourt / parking to the front
- Well established / prominent location
- Close walk to train station and retail outlets
- Well accessed location

**FOR SALE BY PRIVATE TREATY**  
Guide Price: £295,000.00

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

### DESCRIPTION

A semi-detached industrial property currently comprising of a two bay MOT station and vehicle repair workshop complete with ancillary office space and counter frontage, with staff amenities located on the ground floor and first floor mezzanine, there are two further storage/office rooms on the mezzanine floor above.

### ACCOMMODATION

The property in all extends to 196.01m<sup>2</sup> / 2110ft<sup>2</sup> and the accommodation comprises of the following areas:

| Area                            | Ft <sup>2</sup> | M <sup>2</sup> |
|---------------------------------|-----------------|----------------|
| Workshop                        | 1242.81         | 115.45         |
| Ancillary Office & Counter Area | 392.88          | 36.5           |
| Mezzanine Floor                 | 474.34          | 44.06          |
| <b>Total</b>                    | <b>2110.03</b>  | <b>196.01</b>  |

### SITUATION

The property is permanently sited on Langley Road 'B4069', which is a main vehicle thoroughfare into Chippenham's town centre.

The property benefits from good transport links with the B4069 which provides near direct access to the M4 at Junction 17 being 4.5 mile distant and the A350 dual carriageway being 4.5 miles distant accessed via the junction roundabout.

Within the immediate locality, is Hathaway Retail Park which offers ample amenities and trade options, with further services available close by. Public transport bus routes are available within the immediate locality and Chippenham Train Station is located less than half a mile away offering main line commuter links to London, Reading, Swindon, Bristol and Bath.

### OUTSIDE

9 Langley Road benefits a forecourt / parking area extending in all to 2300ft<sup>2</sup> suitable for approximately 10 vehicles, which is accessed via a dropped curb directly off Langley Road.

### RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

### PLANNING

It is our understanding that the property benefits Use Class B2 usage. Prospective parties are advised to make their own planning investigations.

We are aware that an application referenced N/08/00847/FUL was submitted in 2008 for redevelopment of the site into 8 flats benefitting garaging below. We understand that the application albeit favourable with the local authority was refused under grounds of nonpayment CIL.

Given the properties flexible layout comprising of workshop complete with a customer facing area and its prominent location close to existing retail and other public amenities, the subject property could be well suited to alternative uses subject to planning.

### TENURE

Freehold available with vacant possession upon completion.

### LOCAL AUTHORITY

Wiltshire Council 0300 456 010

### SERVICES

The property benefits from independent connections for mains electricity (3-phase), water and drainage.

### BUSINESS RATES

Rateable values are as follows:

£14,000 (Present)  
£16,750 (1<sup>st</sup> April 2026)

### EPC

Current EPC Rating: PENDING

### AGENTS NOTE

We have been made aware that the vendors equipment along with the ability to take over the MOT business and license through seamless transfer can be purchased by separate negotiation direct with the Vendor. Please contact the agent for more details.

We have been advised that the property is a former filling station and that the ground tanks have been decommissioned and removed in 2008.

### VAT

9 Langley Road is not an 'opted to tax' property therefore VAT is not chargeable on the sale price.

### VIEWING

Strictly by appointment with the Agents: David James –  
Tel 01453 843720

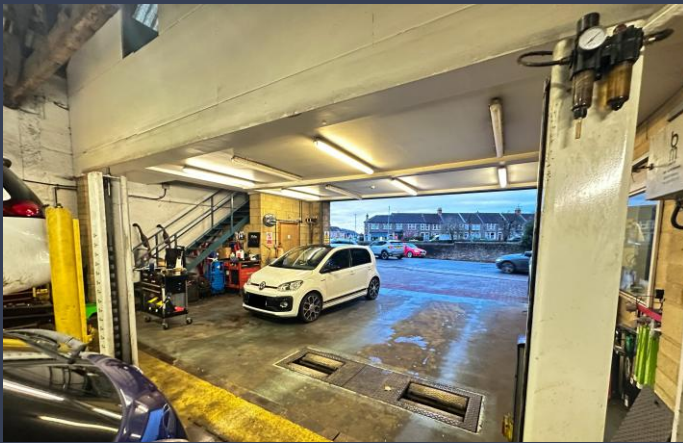
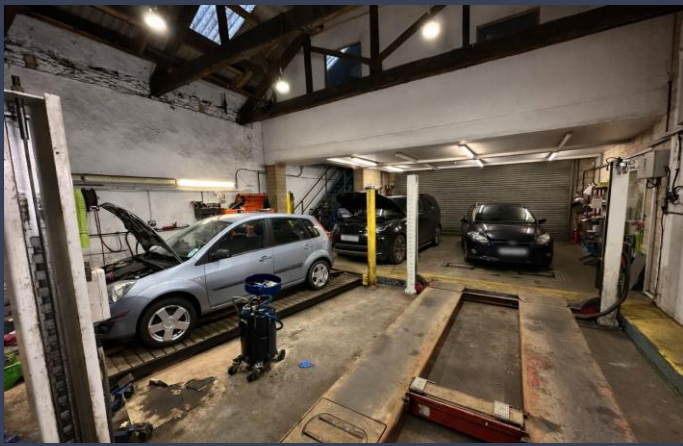
### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









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Plotted Scale - 1:1,250