

# Shop To let

1a High Street, Chippenham, Wiltshire SN15 3EP



Quoting Rent  
**£15,000 pa**



Size  
**160 sq ft Sales**



Premises  
**Prominently situated in  
an excellent position on  
the High Street,  
Chippenham**



Planning  
**Class E of the Town &  
Country Planning (Use  
Classes) Order 2020.**



**Get more information**

**Chris Wright**

+44 (0)117 988 5254

+44 (0)7974 359210

[chris.wright@avisonyoung.com](mailto:chris.wright@avisonyoung.com)

**Erin Davies**

+44 (0)1179885232

+ 44 (0)7818017075

[erin.davies@avisonyoung.com](mailto:erin.davies@avisonyoung.com)

**Sue Fermandel**

T: +44 (0)117 988 5228

[sue.fermandel@avisonyoung.com](mailto:sue.fermandel@avisonyoung.com)

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

The premises are situated in an excellent position on the High Street adjacent to **WH Smith** and **Superdrug**, opposite **Wilko** and close to the entrances to both Borough Parade and Emery Gate Shopping Centres.

## Description

The premises are arranged over ground and first floors comprising the following approx. dimensions and floor areas:-

Floor	Area (sq ft)	Area (sq m)
Internal Width	8ft	2.43m
Shop Depth	21ft 10in	6.67m
Ground Floor sales	160	15
Rear Storage	302	25
First Floor Stock	96	9

## Tenure

The property is available by way of a new FRI sub-lease for a term to expire no later than July 2027 and subject to a Landlords break in July 2025, outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act Part II.

## Rent

£15,000 pa excl.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	£9,500
<b>UBR (2025/2026):</b>	0.499

**Interested parties may benefit from rates relief if applicable and should carry out their own investigations.**

## EPC

The property has an EPC C74 and be available on request.

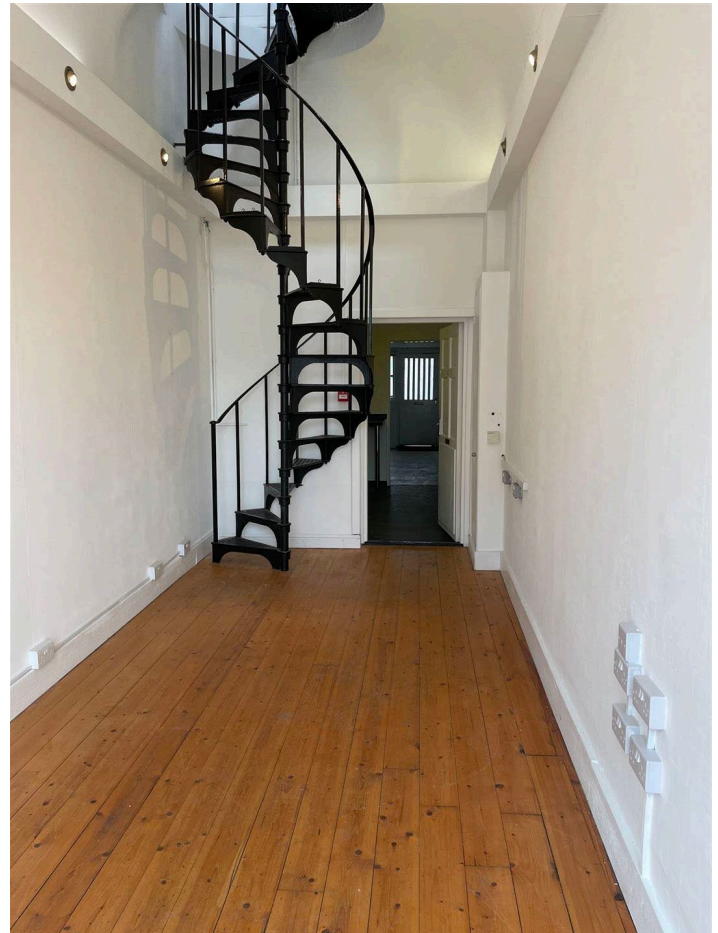
## Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

**Subject to Contract**



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50 metres



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T: +44 (0)117 988 5228

[sue.fermandel@avisonyoung.com](mailto:sue.fermandel@avisonyoung.com)

April 2025

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