

arc incorporating
**downing
bentley**
Retail Property Consultants

RETAIL UNIT TO LET

30-32 High Street

Malmesbury

SN16 9AR



Location

The premises occupy a prominent position fronting High Street. The premises are immediately adjacent to Lloyds Pharmacy, with other occupiers nearby including **Haine & Smith, Clarks, Mistral, Coffee #1** and **Cancer Research**.

Accommodation

The premises are arranged over ground and first floor level, providing the following approximate net internal floor areas and dimensions:

Internal Width (max)	28' 6"	8.73 m
Shop Depth	56' 6"	17.27 "
Ground Floor Sales	1,464 sq ft	135.94 sq m
First Floor Ancillary	329 sq ft	30 sq m
WC	-	-

Rent

£25,000 per annum exclusive.

Terms

The premises are available on a new full repairing and insuring lease on terms to be agreed.

EPC

The property has a rating of E-104.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own legal costs.

Rating Assessment

The Valuation Office Website states that the premises have been entered into the 2017 Rating List as follows:

Description	"Bank and Premises"
Rateable Value	£29,250
UBR 2020/2021	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Planning

The premises are suitable for a variety of uses under the new Class E (commercial, business and service), which was introduced last year. These include retail, financial & professional services, café or restaurant, office, indoor sports, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

Further Information

For further information or to arrange an inspection please contact:

Anthony Walker

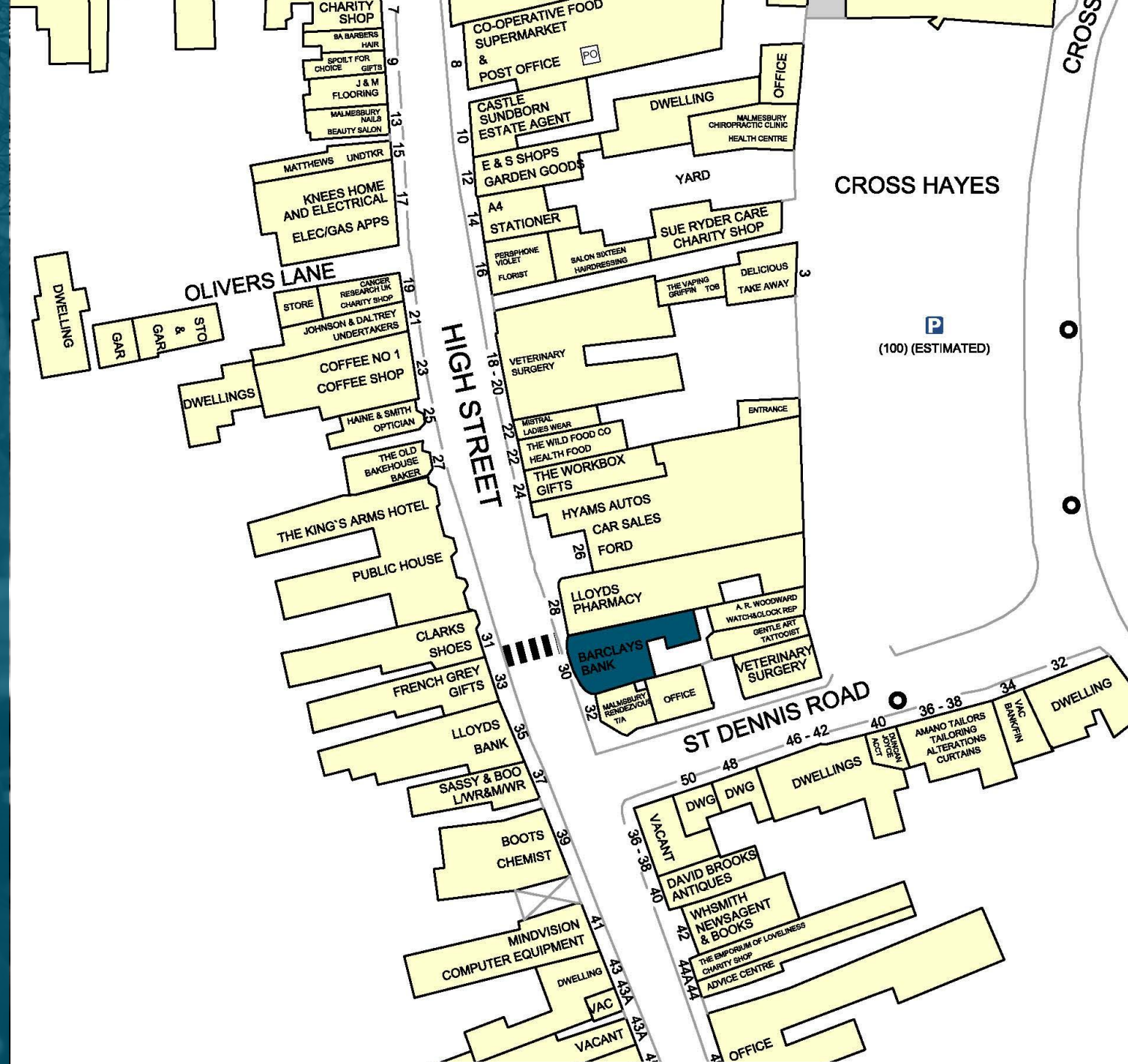
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SUBJECT TO CONTRACT & VACANT POSSESSION

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