



Ground Floor Shop
54 Union Street
Melksham
Wiltshire
SN12 7PR

- Let on effectively Full Repairing Lease for a term of 15 years, expiring December 2040.
- Established tenant in central location within busy market town.

PRICE REDUCTION

LOCATION

The property is situated in the market town of Melksham, Wiltshire and is approximately 7 kilometres northeast of Trowbridge and 10 kilometres south of Chippenham. According to the 2011 Census, the town had a population of 19,357, making it the fifth largest town in Wiltshire.

The property occupies a prominent central location on the junction of Bath Road and Union Street and adjacent to the Littlebrook Centre. The immediate occupiers include Waitrose Supermarket and The Bear Wetherspoons Public House and a number of independent retail and service businesses.

DESCRIPTION

The property comprises a ground floor retail unit currently trading as a take away food outlet.

This property is occupied by an established independent operator. The upper parts are sold off on long leases.



PRICE

£125,000

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £5,000

Purchasers are advised to make their own enquiries on the above assessment..

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor	Sq M	Sq Ft
Retail Area	31.10	335
Kitchen	13.97	150
Total	45.07	485

TENURE

The property is held on a renewed lease for a term of 15 years from 1 January 2025 at a rental of £11,000 per annum.

Full repairing and insuring by way of service charge.

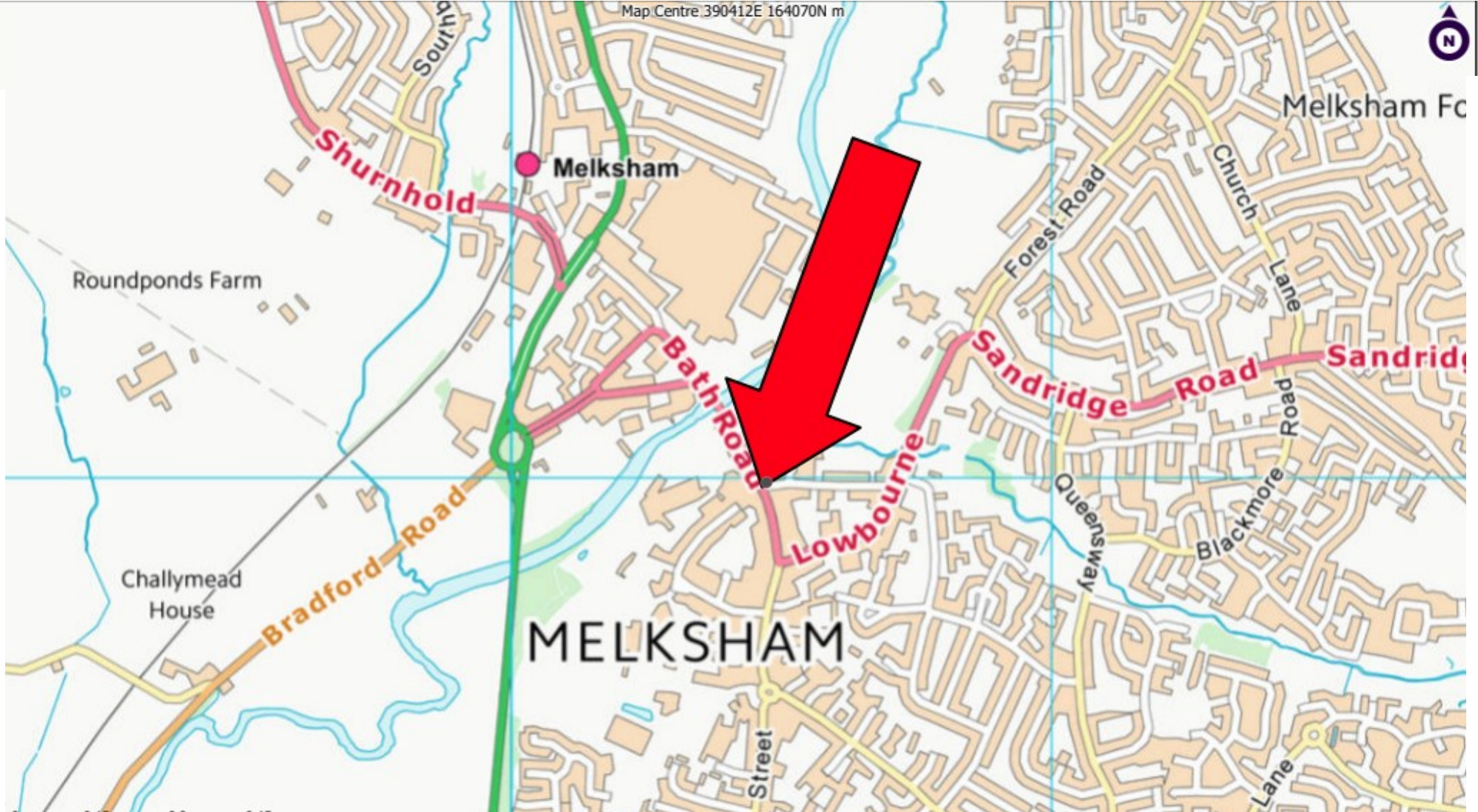
VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

*Energy Performance Asset Rating— >(Band C).
The Certificate can be made available to interested parties upon application.*

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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