



TO LET

**UNIT 10, BANK STREET, MELKSHAM,
WILTSHIRE, SN12 6LG**

834 SQ FT / 77.5 SQ M AVAILABLE

****REDUCED RENT****

LOCATION

This property is located in the heart of Melksham, a 30 Thousand population market town in Wiltshire located just 5 miles south of Chippenham and 10 miles east of Bath, making it well-connected for both local and regional trade. This prime position offers excellent visibility and footfall, surrounded by a mix of national and independent retailers.

ACCOMMODATION

Unit 10 is a mid terrace unit that immediately adjoins **Casa** and **Herbies Pizza** whilst opposite **Aziz Barbers** and **The Toy Shop**. Other well known occupiers in the area include **Specsavers**, **Costa** and **Greggs**.

The approximate net internal floor areas and dimensions are:

Unit 10

Sale Area 77.5m² (834 sq ft)

CONTACT

Carter Jonas
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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

**Carter
Jonas**

LEASE

A new full repairing and insuring lease is available for a term to be agreed.

RENT

£17,500 per annum, exclusive.

PLANNING

We understand the property has a **Class E** planning consent. So would be suitable for retail, **office, café restaurant & some medical uses**, subject to landlord consent.

SERVICE CHARGE & INSURANCE

It is our understanding that the service charge for the current year is £441 and insurance is £195.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £10,500

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](https://www.gov.uk/government/publications/business-rates-relief-for-small-businesses)

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (78) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards

Cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Colin Scragg

Colin.scragg@carterjonas.co.uk / 07974 399432 / 01225 747260 or

Stuart Williams

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Virtual viewing link : <https://vimeo.com/1115102449>

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SUBJECT TO CONTRACT SEPTEMBER 2025

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