FOR SALE – SELF CONTAINED COMMERCIAL UNIT

Carter Jonas



1A Market Place
Melksham
Wiltshire
SN12 6ES

Self Contained Two Storey Commercial Unit

Ground Floor Sales Approximately 775 Sq Ft (71.96 Sq M)

- Ample public parking behind
- Prominent location on Market Place
- Suitable for office / retail / workshops

LOCATION

The property is situated in the market town of Melksham, Wiltshire and is approximately 7 km northeast of Trowbridge and 10 km south of Chippenham.
The property occupies a central position with a public car park to the rear with a footpath leading to Market Place, on the roundabout joining Spa Road and Market Place. Immediate occupiers include Bookmakers, Restaurants, pubs and Employment Agency

DESCRIPTION

The property comprises a ground floor sales area with return frontage to Market Place. The first floor is currently used as storage, kitchen, shower and WC, although it could be used for additional sales.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Sales	71.96	775
First Floor	70.88	763
Total	142.94	1,538

QUOTING PRICE

Offers are invited around £125,000

VAT

The price is quoted exclusive of VAT, if applicable

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LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

RATEABLE VALUE

Ratable value £10,750
Rates payable (may be subject to small business relief)

EPC

Available upon request

AML / SANCTIONS CHECKS

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

VIEWINGS

Viewings to be made through the agents,
Carter Jonas 01225 747260.

5 & 6 Wood Street, Bath, BA1 2JQ

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