

MRC

CHIPPENHAM

OFF METHUEN PARK
BATH ROAD
CHIPPENHAM
SN14 0GX



FREEHOLD INVESTMENT
SALE OF ROADSIDE PREMISES

15,268 SQ FT (1,418.44 SQ M)
PLOT SIZE **1.02 ACRES**

MARG

THE PROPERTY IS PROMINENTLY POSITIONED ON THE A4 BATH ROAD, JUST SOUTH OF CHIPPENHAM TOWN CENTRE AND CLOSE TO THE B4528 JUNCTION.

It benefits from excellent visibility and strong passing traffic, with easy access to the town centre (1.5 miles), the A350 and the M4 at Junction 17 (5 miles). The surrounding area includes major retailers such as Sainsbury's, Aldi, McDonald's and Bath Road Retail Park alongside other commercial occupiers. Significant residential development is also underway nearby enhancing the area's profile.



LOCATION

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THE PROPERTY OCCUPIES AN IRREGULAR-SHAPED TARMACKED SITE WITH DUAL ACCESS POINTS AND A GRASSED VERGE USED FOR VEHICLE DISPLAY.

The main building is steel-framed with a glazed showroom to the front, offices at first floor level and a workshop featuring multiple loading doors, solid concrete flooring and rooflights. Additional facilities include service bays, a wash bay and a separate building housing three additional service bays and a bin store. Internally there are customer WCs and well-presented offices with central heating. Externally the site provides approximately 100 parking spaces with generous circulation areas and scope for double parking.



EPC

The property has an EPC of 58 C.



FLOOR AREAS

ELEMENT / FLOOR	USE	SQ M	SQ FT
Showroom / Ground Floor	Display / Showroom	399.11	4,296
Workshop / Ground Floor	Main area	607.03	6,534
Showroom / First Floor	Offices etc	253.90	2,733
External Car Wash	-	38.00	409
External Service Bays	-	120.40	1,296
TOTAL GROSS INTERNAL AREA (GIA)		1,418.44	15,268

DESCRIPTION

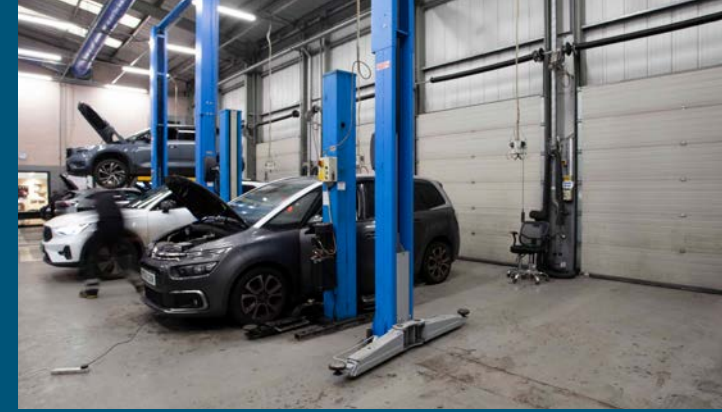
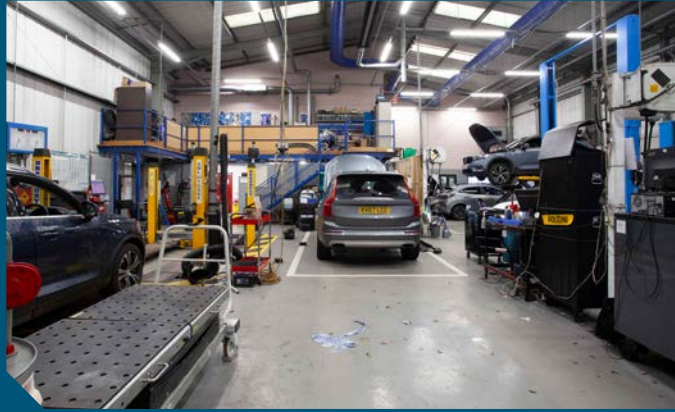
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FURTHER INFORMATION



LEGAL COSTS

Each party is to be responsible for their own legal costs.

PLANNING

We are verbally advised that the accommodation has planning consent for car show rooms and repairs but interested parties should make their own enquiries to the Planning Department at Wiltshire Council telephone **0300 456 0114** or www.wiltshire.gov.uk

BUSINESS RATES

According to the Valuation Office Agency (VOA) website, the premises has a rateable value of £187,000 and is described as Car Showroom & Premises. Prospective purchasers are advised to make their own enquiries as to exact rates payable.

INVESTMENT CONSIDERATIONS

The Property is let to Chippenham Motor Company Ltd

FRI Lease from: 4th March 2025

15 year term

3 yearly uncapped RPI rent reviews

£195,000 per annum (reflecting £12.77 psf)

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All figures are exclusive of VAT where applicable.

QUOTING PRICE

£3,000,000 exclusive.

Chippenham Motor Company Ltd

The company, incorporated in 1985, initially operated from London Road, Chippenham before relocating to Bumpers Farm in 2005. It currently holds the Kia franchise for sales and servicing, alongside Peugeot and Citroen for after sales. In March 2015 it acquired MRG on Bath Road, now a used car centre with Volvo and Ford after sales, subject to a 10 year lease with Suffolk Life, renewed in March 2025 for a further 15 years. The business has never missed a payment or received incentives. The group generates approximately £32 million turnover, employs 55 staff, and maintains up to date franchise agreements, with both sites recently upgraded to current brand standards.

ASSOCIATED DOCUMENTS

Please refer to the agents for further documentation relating the investment sale.

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IMPORTANT INFORMATION

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CJ Hollister HD2656 02/2026.