



**81 Market Place
Melksham
Wilts
SN12 6EX**

- Large Showroom Premises With Car Parking
- Formerly Retail Unit—NIA, 10,733 sq.ft / 997.1m sq
- Planning Class E—to include Retail, Light Industrial etc

For Sale or To Let

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 central position with a private car park to the front leading to Market Place on the roundabout joining Spa Road and Market Place. Immediate occupiers include Bookmakers, Restaurants, Pubs and an Employment Agency. To the side of the property is a path leading to Kingsbury Square public car park.

DESCRIPTION

The property, formerly occupied by The Original Factory Shop, provides extensive space and staff areas on a single floorplate with servicing to the rear via a private service yard and roller shutter door access. There are around 20 parking spaces to the private car park in front.

The rear of the property is accessed via King Street and Kingsbury Square car park where there is access to the private loading area into the premises.

The property would suit another larger retailer or other uses within Class E (Indoor sports, medical, creche, light industrial etc).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed or may be purchased freehold.

RENT / PRICE

The premises are available by way of a new lease with rental offers invited on £80,000 per annum.

Alternatively, freehold offers are invited.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £44,750

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
NIA	993.87	10,700
Total	993.87	10,700

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225747260.

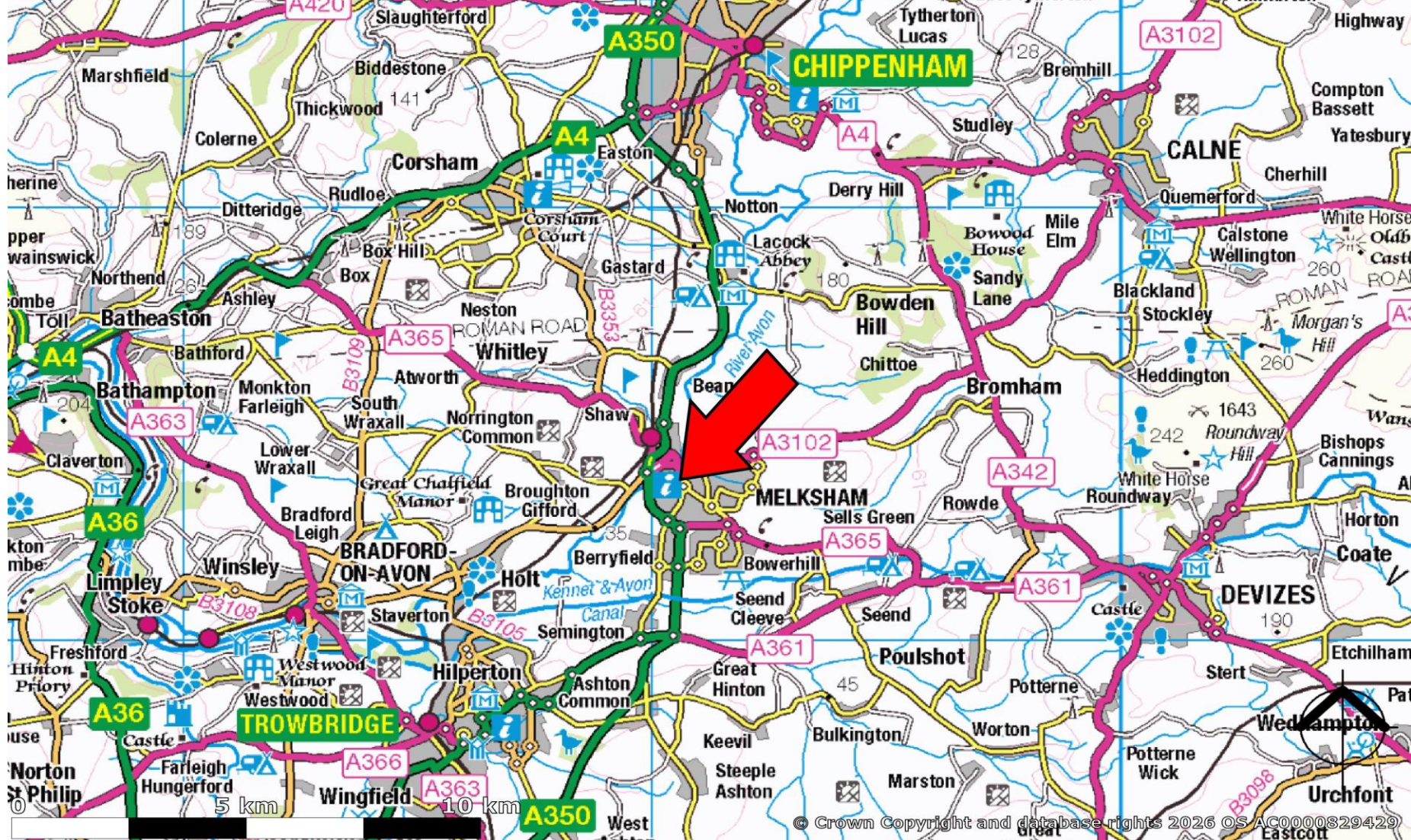
EPC

An Energy Performance Certificate is available upon request.

SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

Philip Marshall

Tel: 01225 747261 / 07767 623819

Email: Philip.marshall@carterjonas.co.uk

5 & 6 Wood Street, Bath, BA1 2JQ

Tim Brooksbank

Tel: 01225 747266 / 07880 201742

Email: Tim.Brooksbank@carterjonas.co.uk

5 & 6 Wood Street, Bath, BA1 2JQ

IMPORTANT INFORMATION

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