

1,270  
sq.ft

## PROMINENT RETAIL UNIT

1,270 sq.ft (118 sq.m)

- Fronts the main thoroughfare in Melksham
- Potential to separate the space back into two units
- Nearby occupiers include Waitrose, Peacocks and Specsavers



**18-20 Bank St, Melksham, Wiltshire, SN12 6LJ**

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# 18-20 Bank St, Melksham, Wiltshire, SN12 6LJ

## DESCRIPTION

The retail area has recently undergone a high standard fit out, which has been finished to an open plan white box specification. Accordingly, the property is suited to a variety of alternative uses, subject to planning consent. In addition to the main retail space, there is a DDA compliant WC, kitchen facilities and storage space. To the rear, access can be gained to the customer car park and delivery area.

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	1,270	118



## LOCATION - SN12 6LJ

Melksham is an expanding West Wiltshire town with a population, including surrounding villages, of circa 27,000. It is well located for the nearby centres of Chippenham and Bath and within 9 miles of Junction 17 of the M4 motorway.

The property fronts the main thoroughfare in Melksham with nearby occupiers include Waitrose, Peacocks and Specsavers.

## SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## TERMS

The premises are to let on a new lease for a term to be agreed.

## RENT AND RATES

Rent: £17,500 per annum.  
Rateable value: £20,000.

## ENERGY PERFORMANCE

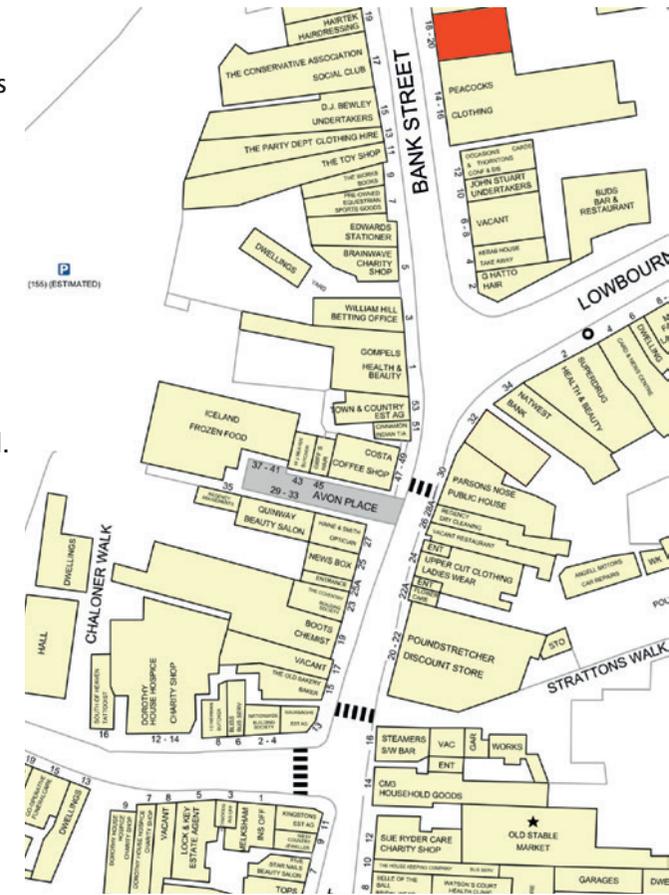
E - 109. Further information available upon request.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## VIEWING

Strictly via prior appointment with the appointed agents:



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