

Kavanagh's  
**FOR SALE**  
Development opportunity for  
7 x two bed apartments  
**01225 706860**  
www.kavanaghs.co.uk

SECURITY TAGGING IN USE

**DANGER**  
CONSTRUCTION IN PROGRESS  
STRICTLY NO ENTRY  
UNSAFE STRUCTURE  
MACHINERY IN USE



 **Melksham**  
Dental Practice

01225 703598  
info@melkshamdentalpractice.com



LOU

# TO LET

Retail Unit  
716 sq.ft (66.5 sq.m)

Unit 22, Bank Street, Melksham, Wiltshire, SN12 6LG

- Free On-Site car parking available
- Specsavers, Waitrose, Dignity Funerals and Papa Johns

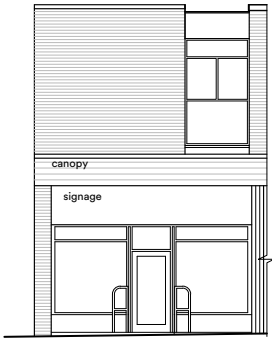
**LCP.**  
part of MCore

**0117 990**  
**2200**

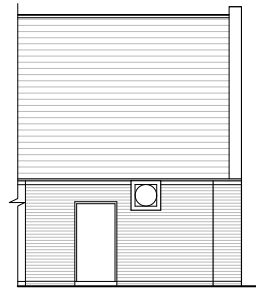
searchlcp.co.uk



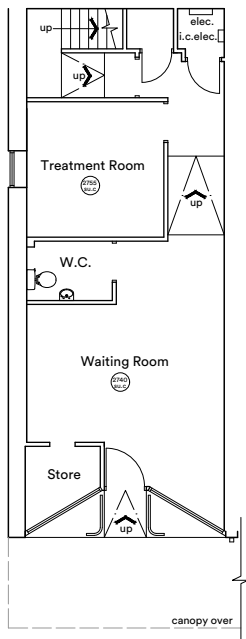




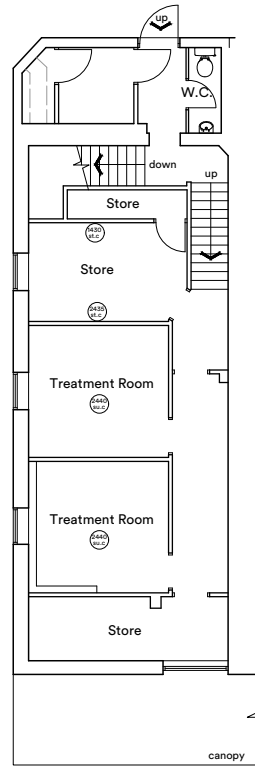
Front Elevation



Rear Elevation



Ground Floor Plan - 716sq ft.



First Floor Plan - 848sq ft.



# Unit 22, Bank Street, Melksham, Wiltshire, SN12 6LG

| AREAS (approx. NIA) | Sq.ft | Sq.m |
|---------------------|-------|------|
| Ground Floor        | 716   | 66.5 |
| TOTAL               | 716   | 66.5 |

## RENT

Rent is £20,000+VAT per annum.

## BUSINESS RATES

Rateable Value is TBC.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas (Approximately £693 +VAT p.a).

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

B:50. Further information available upon request.

## PLANNING

A3/A5 use, subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

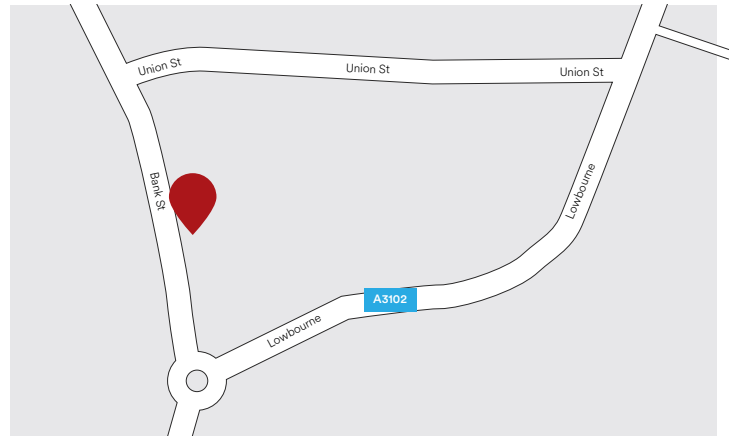
Each party is responsible for their own legal costs in connection with the granting of a lease.

## DESCRIPTION

The property is situated on the eastern side of Bank Street, in Melksham town centre, at its junction with Lowbourne and High Street.

The property also benefits from onsite parking at the rear.

Current occupiers include; Specsavers, Waitrose, Dignity Funerals and Papa Johns.



## LOCATION

Melksham is a Wiltshire market town located some 5 miles south of Chippenham and 10 miles east of Bath.

## VIEWING

Strictly via prior appointment with the appointed agent:

**LCP.**  
part of M<sup>®</sup>Core



**George Watson**

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