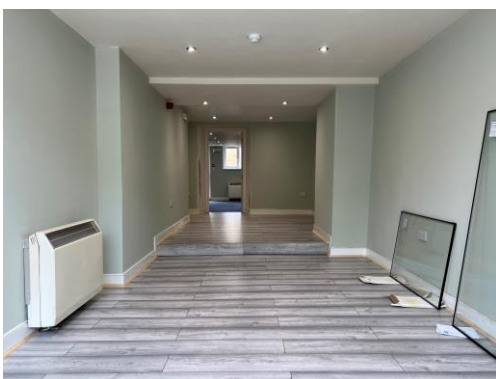


Ground Floor of 5 King Street

Melksham, Wiltshire SN12 6HB

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Description

Immediately available. A self-contained L-shaped ground floor retail unit with modest low maintenance garden to rear. Most recently occupied by a firm of Chartered Accountants. Suitable for a variety of retail and/or office type uses. Sensible refurbished. Specification includes freshly painted plastered ceilings and walls, inset spotlights, night storage heaters and laminate or carpeted floors. 1 small step up in the sales area.

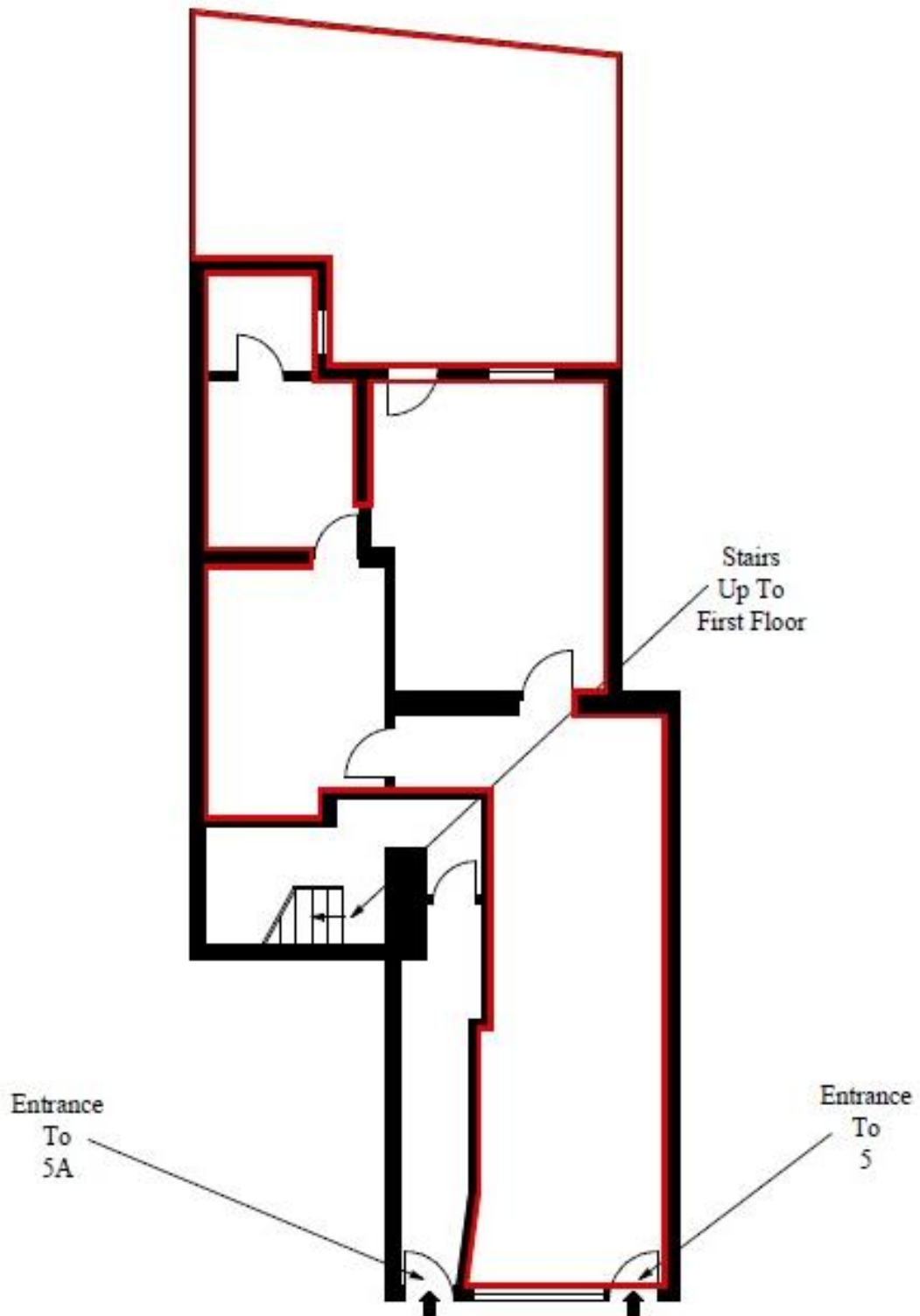
Accommodation	SQ M	SQ FT
Sales Area	60	650
Ancillary	6.5	70
Net Internal Area	67	720

Location – W3W [///active.resonates.enlarge](https://www.active.resonates.enlarge)

Occupying a strong secondary trading position at the southern end of Melksham town centre, where there is a good mix of independent retailers (including a hairdresser, antiques shop restaurant and hot-food takeaways). Right on the pedestrian crossing. Benefits from good amount of passing vehicular traffic and close proximity to King Street public car park.

To Let - £800 PCM

Indicative Floor Plan



GROUND FLOOR

Lease Terms

The asking rent of £800 per calendar month is predicated on a lease on broadly the following terms:-

- A new internal repairing (plus shopfront) and insuring lease
- Tenant-only break and upward-only rent review at the 3rd anniversary
- Ad-hoc recovery provision for repairs and maintenance to common parts of the estate
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.
- Tenant responsible for all other usual occupational costs.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Business Rates: Rateable Value of £6,100 (2023 List). This is not the amount an occupier will pay. Relief from rates may be available. For confirmation on rates payable, please rely on your own enquiries with the local billing authority.

Planning

Most recently used as office space and understood to have consent for Class E – Commercial, Business and Service type uses.

Local Council: Wiltshire Council

Services: Mains water, electricity and drainage is connected. Services and appliances not tested.

EPC Rating: 94D – copy available upon request.

VAT: We understand VAT is NOT payable on the rent.

Viewings: Strictly by appointment through the sole agents Cooper and Tanner 1908 Limited – 03450 34 77 58



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

