



We are pleased to market this excellent investment opportunity.

The property is an attractive Grade II Listed building in the heart of Chippenham. There are two commercial units on the ground floor and 4 flats on the first and second floors. The larger commercial unit is let to a convenience store and the smaller one is let to a barber. The various units are self-contained and well presented. We understand that there is a cellar under the commercial units which is accessed through a trapdoor.

The current passing rent is £63,250. We believe that the flats are currently underlet and that the total rent can be increased to £69,550.

#### PROPERTY SUMMARY :

- Freehold
- Total NIA 237 sqm/ 2,551 sq ft
- Passing rent £63k
- ERV of £69.5k
- Not subject to VAT.



Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

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**Location:**

Chippenham is a thriving and expanding Wiltshire market town with a population of 46,000. It is situated 14 miles northeast of Bath, 28 miles east of Bristol and 27 miles south west of Swindon. It has a mainline railway station with regular services to London and Bristol.

The property is situated at the northeastern end of Market Place, overlooking High Street. This pedestrianized section of Market Place is used to house a weekly market on Friday and Saturday.

Occupiers in the immediate vicinity include Iceland, Savers, The Flying Monk public house, Nationwide and Halifax building societies and the Angel Hotel.



Type		Floor	NIA sqm/Sqft	Rent	ERV
Commercial		Ground	18.7 / 201	£8,250	£8,250
Commercial		Ground	55.7 / 600	£19,000	£19,000
Flat 1	Studio	1	35 / 376.7	£7,800	£9,600
Flat 2	1 bed	1	42 / 452	£9,600	£10,500
Flat 3	1 bed	2	42 / 452	£8,400	£10,500
Flat 4	1 bed	2	44 / 473.6	£10,200	£11,700
Total			237 / 2551	£63,250	£69,550



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