

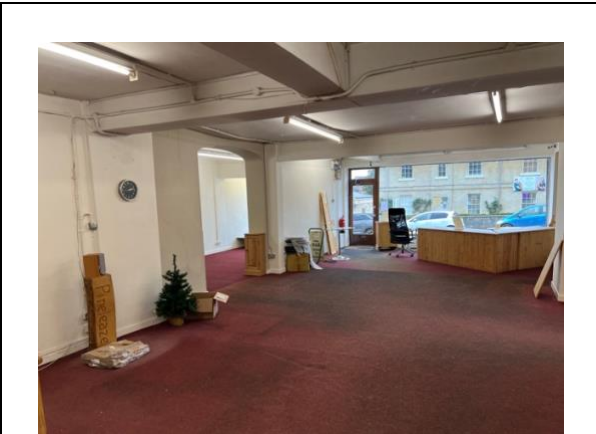
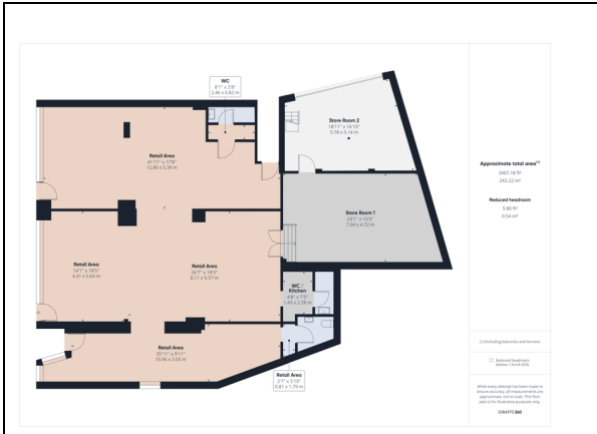
# FOR SALE

## RETAIL SHOP UNIT

14 New Road  
CHIPPENHAM, SN15 1HJ

- FREEHOLD
- £229,000
- CLASS E
- Approx 243sqm (2,600sqft)
- RESIDENTIAL DEVELOPMENT OPPORTUNITY (subject to planning)





**LOCATION**

The very popular town of Chippenham is located approximately 5 miles south of the Junction 17 of the M4 Motorway between Swindon (12 miles east) and Bristol (13 miles west).

New Road Chippenham is one of the main roads leading to the main High Street with the subject property located approximately 200 meters from Chippenham mainline rail station with direct routes into London, Bath and Bristol.

Other retail uses on New Road include Dominos Pizza, The Post Office, Papa Johns, Cycology and The Salvation Army Donation Centre.

**DESCRIPTION**

14 New Road Chippenham comprises of a retail shop on ground floor (previously 3 shop units) with a large storage area to the rear which has loading bay access. The freehold also consists of 4 residential flats to the first floor which have been sold off on 999 leases.

The ground floor retail space was previously used as a furniture shop but does have the potential to be reconfigured into 3 smaller retail shops.

Subject to planning there could be an opportunity to convert the ground floor into 2-4 residential flats.

**TENURE**  
Freehold

**PRICE**  
£ 229,000

**SERVICES**  
Mains electricity, water and drainage available.

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**EPC CERTIFICATE**  
TBC

A copy of the EPC Certificate is available on request from the agents.

**RATING**

The Valuation Office Agency website describes the property as Shop and Premises, with a rateable value of £21,250.

However, interested parties should make their own enquiries to the local billing authority, Wiltshire Council

**PLANNING**

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department.

**VALUE ADDED TAX**

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee / purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

**ACCOMODATION**

The premises consist of ground floor retail with a large storage area to the rear with loading bay access.

Retail Shop	178.0 SqM ( 1,900 SqFt)
Stotage Area	63.0 SqM ( 670 SqFt)
<b>TOTAL AREA.</b>	<b>241.0 SqM ( . 2,570 SqFt)</b>

**VIRTUAL TOUR**

<https://premium.giraffe360.com/spgproperty/14newroad/>

**INSPECTIONS & FURTHER VIEWING**

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS  
SPG Property Ltd

Unit 1b, The Old Brushworks  
56 Pickwick Road  
Corsham  
Wiltshire SN13 9BX

**Tel: 01225 615530**  
[spencer@spgproperty.com](mailto:spencer@spgproperty.com)

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