

**Lot 17, 2 High Street, Chippenham,  
Wiltshire SN15 3EP**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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## Property Information

### High Yielding Freehold High Street Investment

- Let to WH Smith Retail Holdings Limited
- Lease expires in June 2024
- Approximately 7,754 sq ft
- Close to Borough Parade Shopping Centre with nearby retailers including Waitrose, Superdrug, Boots the Chemist, Wilko, Costa and The Body Shop.

#### Lot

17

#### Auction

22nd September 2022

#### Rent

£105,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

13 miles north-east of Bath, 27 miles east of Bristol

#### Roads

A350, M4 (Junction 17)

#### Rail

Chippenham Railway Station

#### Air

Bristol Airport, Cardiff Airport

### Situation

Chippenham is an affluent and historic Wiltshire market town situated between the North Wessex Downs to the east, the Cotswolds to the west and Salisbury Plain to the south. The property is situated within the town's principal retail area on the western end of High Street close to the entrance of Borough Parade Shopping Centre. Other nearby retailers include Waitrose, Superdrug, Boots the Chemist, Wilko, Costa and The Body Shop.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a substantial Grade II listed shop arranged on the ground and first floors.

### VAT

VAT is applicable to this lot.

### Completion Period

6 week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	410.35 310.02	(4,417) (3,337)	WH SMITH RETAIL HOLDINGS LIMITED (1)	15 years from 22/06/2009 on a full repairing and insuring lease	£105,000
<b>Total</b>		<b>720.28</b>	<b>(7,753)</b>			<b>£105,000</b>

(1) WHSmith is one of the UK's leading retail groups and a household name with over 600 stores on the high street and another 600+ stores at airports, train stations, hospitals and motorway services - [www.whsmith.co.uk](http://www.whsmith.co.uk)

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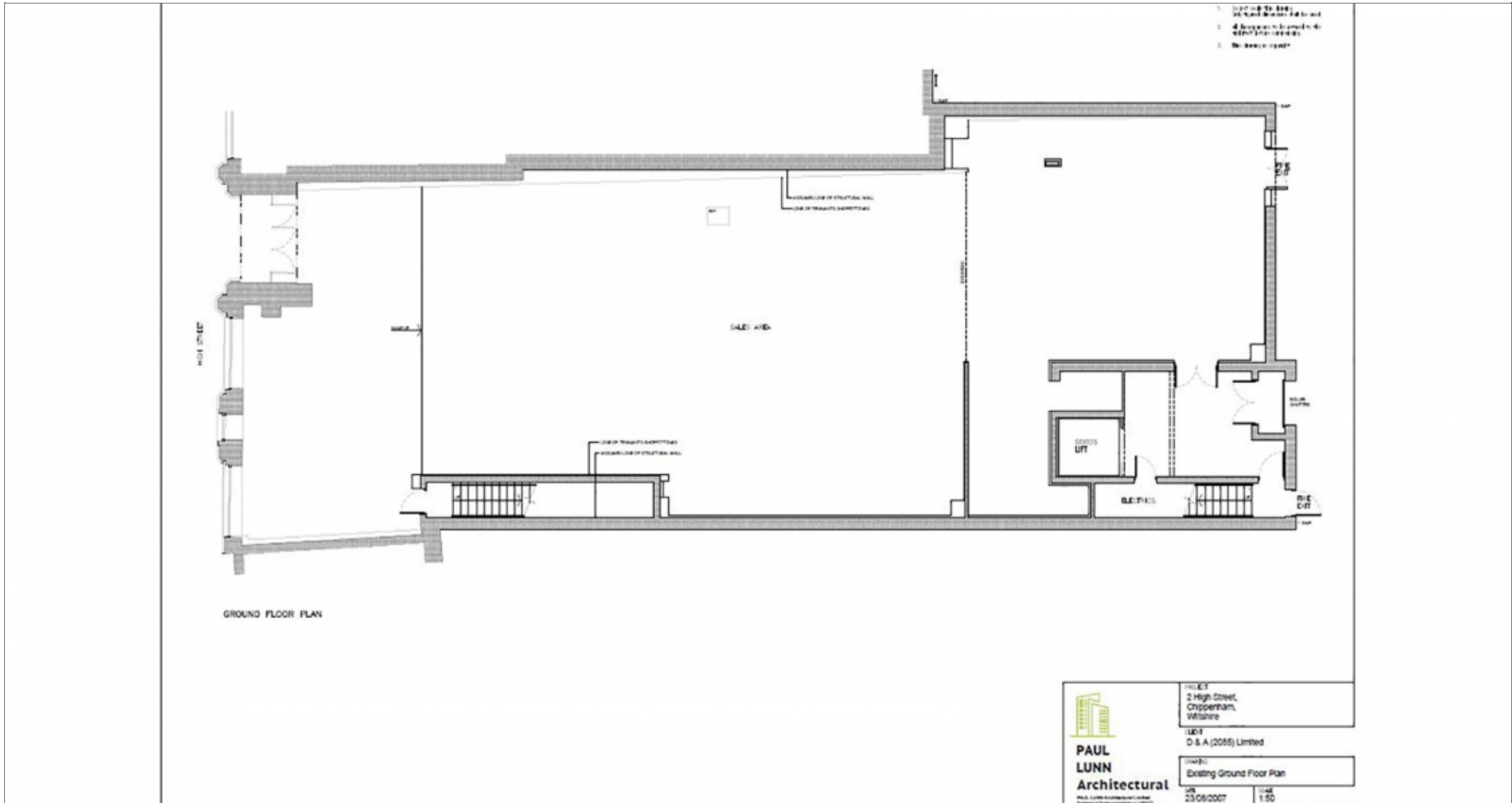
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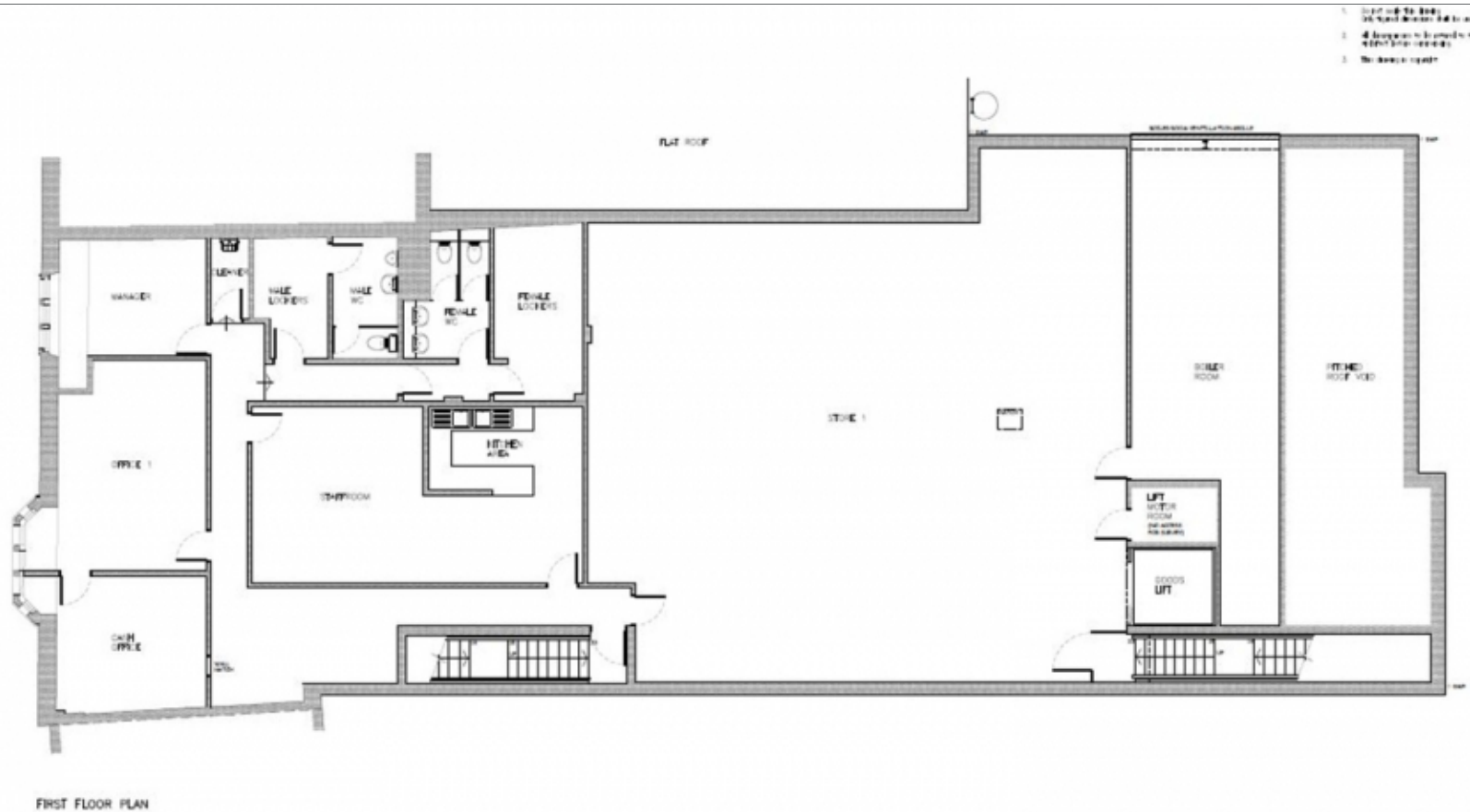
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 <b>PAUL LUNN</b> Architectural	PROJECT 2 High Street, Chippenham, Wiltshire	
	CLIENT D & A (2055) Limited	
	DRAWING Existing First Floor Plan	
	DATE 23/05/2007	SCALE 1:50

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## Contacts

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September 2020