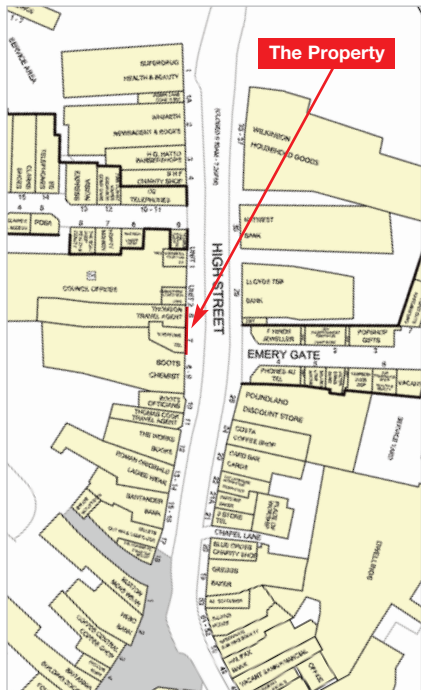


Chippenham
6-7 High Street
Wiltshire
SN15 3ER

- Well Located Freehold Shop Investment
- Let to First Choice and Vodafone
- High Street location
- Adjacent to Boots and the Council Offices
- Reversions in 2015 & 2016
- Total Current Rents Reserved **£67,636 pa**



Tenure
Freehold.

Location

Chippenham is an affluent market town which is located in the M4 corridor 3 miles south of Junction 17. Bath lies 14 miles to the south-west via the A4 and Bristol 28 miles to the west via the M4 and M32. The town benefits from regular rail services to London/Paddington approximately 70 minutes. The property is situated on the southern side of the High Street on Chippenham's semi pedestrianised main retail thoroughfare. Occupiers close by include Boots (adjacent), NatWest and Lloyds Banks, Thomas Cook, Council Offices, Wilkinson and Poundland amongst others.

Description

The property comprises two buildings arranged on ground and one upper floor to provide two ground floor shops with residential accommodation on the upper floors that have been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

Range from EPC Rating 98-114 Bands D-E (Copies available on website).

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground Floor 6 High Street	Bakers World Travel Ltd with surety from First Choice Holidays Ltd (1)	Gross Frontage 7.05 m (23' 2") Net Frontage 5.50 m (18' 0") Shop Depth 16.50 m (54' 2") Built Depth 27.65 m (90' 8") Ground Floor 140 sq m (1,507 sq ft)	15 years from 22.12.2000 Rent review every 5th year FR & I	£37,635 p.a.	Reversion 2015
Ground Floor 7 High Street	Vodafone (2)	Gross Frontage 6.90 m (22' 8") Net Frontage 4.70 m (15' 5") Shop Depth 8.90 m (29' 3") Built Depth 4.70 m (15' 5") Ground Floor 51 sq m (549 sq ft)	15 years from 28.02.2001 Rent review every 5th year FR & I	£30,000 p.a.	Reversion 2016
First & Second Floors	Jephson Housing Association Limited	First and Second Floors (no access) Flats	999 years from 01.03.2001	Peppercorn	
Rear Store	Chippenham Town Council	Rear Store (no access)	22.10.2013 to 21.10.2163	£1 p.a	

(1) www.firstchoice.co.uk
(2) www.vodafone.co.uk. 382 branches nationwide. Peoples Phone Limited parent company is Vodafone Retail (Holdings) Ltd and ultimate holding company is Vodafone Group plc, although neither are party to the lease. There is a licence to assign to Vodafone from the Peoples Phone Ltd dated 5th March 2002.

Total £67,636 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda