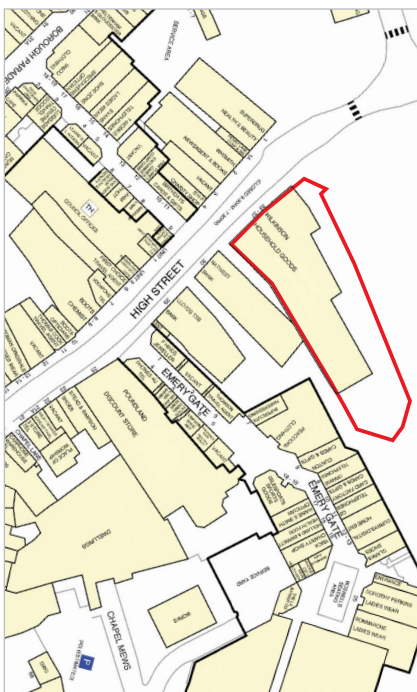


# **Chippenham** **31-33 High Street** **Wiltshire** **SN15 3EY**

- **Attractive Freehold Shop Investment**
  - Pedestrianised location
  - Wiltshire market town
  - Let to Wilkinson Hardware Stores Ltd
  - Close to entrance into Emery Gate Shopping Centre
  - Rent Review 2014
  - Current Rent Reserved
- £186,368 pa**

**SIX WEEK COMPLETION AVAILABLE**



## **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 in a prominent position on the northern side of the pedestrianised High Street close to an entrance into the Emery Gate Shopping Centre. Occupiers close by include W H Smith (opposite), NatWest (adjacent) Lloyds TSB, Superdrug, Boots and a new O<sub>2</sub> Store.

## **Description**

The property is arranged on ground and one upper floor to provide a large ground floor shop unit with ancillary storeroom and staff accommodation on the first floor above. The property benefits from a service road to the side and rear together with a loading bay.

The property provides the following accommodation and dimensions on a Gross Internal basis:

<b>Gross Frontage</b>	<b>29.55 m</b>	<b>(96' 11")</b>
<b>Net Frontage</b>	<b>27.75 m</b>	<b>(91' 1")</b>
<b>Shop &amp; Built Depth</b>	<b>68.65 m</b>	<b>(225' 3")</b>
<b>Ground Floor Sales</b>	<b>1,653.00 sq m</b>	<b>(17,793 sq ft)</b>
<b>First Floor Ancillary</b>	<b>454.50 sq m</b>	<b>(4,892 sq ft)</b>
<b>Total</b>	<b>2,107.50 sq m</b>	<b>(22,685 sq ft)</b>

## **Tenancy**

The entire property is at present let to WILKINSON HARDWARE STORES LTD for a term of 20 years from 26th July 1999 at a current rent of £186,368 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The rent increased from £166,750 per annum at the rent review in 2009.

## **Tenant Information**

No. of Branches: 369.  
 Website Address: [www.wilkinsonplus.com/www.wilko.co.uk](http://www.wilkinsonplus.com/www.wilko.co.uk)  
 For the year ended 28th January 2011, Wilkinson Hardware Stores Ltd reported a turnover of £1.559bn, a pre-tax profit of £60.824m and a net worth of £238.364m. (Source: riskdisk.com 6.6.12.)

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter **Lot 91 Chippenham**.



