



STIBBARD
PROPERTY



47 Market Place, Chippenham, SN15 3HU

A well-located ground floor retail unit in the centre of Chippenham within very close proximity to the range of services offered by the town. The unit comes to a total of 1040 sq ft and comprises a main retail area, a glass office/retail area, two further office/storage areas and a rear store room with kitchenette and WC.

Chippenham is situated 4 miles from Junction 17 of the M4.

- Current planning use E (retail)
- Single phase electricity.
- Electric heating.
- Rateable value of £20,500 (will qualify small business rate relief).
- Property to let: **£1,208 pcm exclusive.**
- Viewing by appointment; contact Chris Herridge on 07739 710131.

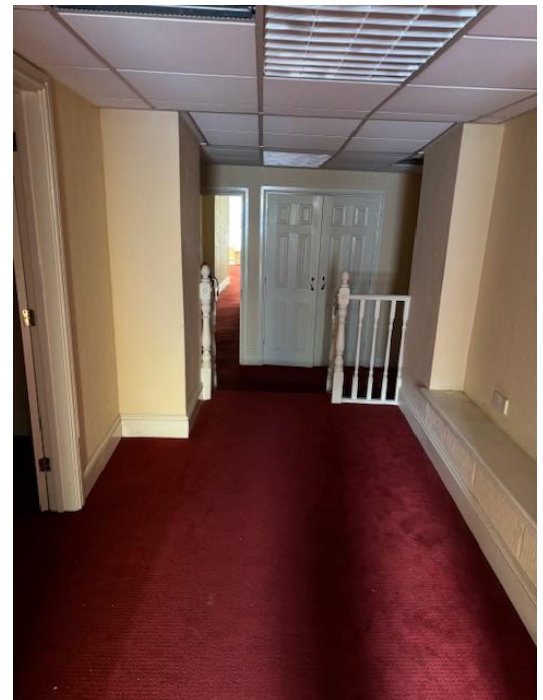
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