



STIBBARD
PROPERTY



Store 3, Emery Gate, Chippenham, Wiltshire, SN15 3JP

A highly prominent retail (E class) unit in a prime spot in the Emery Gate shopping centre, store 3 comes to a total of approximately 3,449 sq ft. The Emery Gate shopping centre feeds directly into the main high street linking with the 350 parking spaces to the rear of the centre, it achieves 3.4 million visitors annually and is just a 10-minute walk from the train station. The market town of Chippenham is within striking distance of Bath, Bristol, Frome & Swindon and has easy reach of the M4.

- Effective FRI lease (via service charge).
- Rateable value of £65,000, circa £2,654 pcm
- Ground floor area of 2,529 sq ft, basement area of 920 sq ft, total area of 3,449 sq ft
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Costa, Holland & Barrett, Boots, Waitrose, Superdrug & Vodafone.
- To let for **£1,666 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07739 710131.

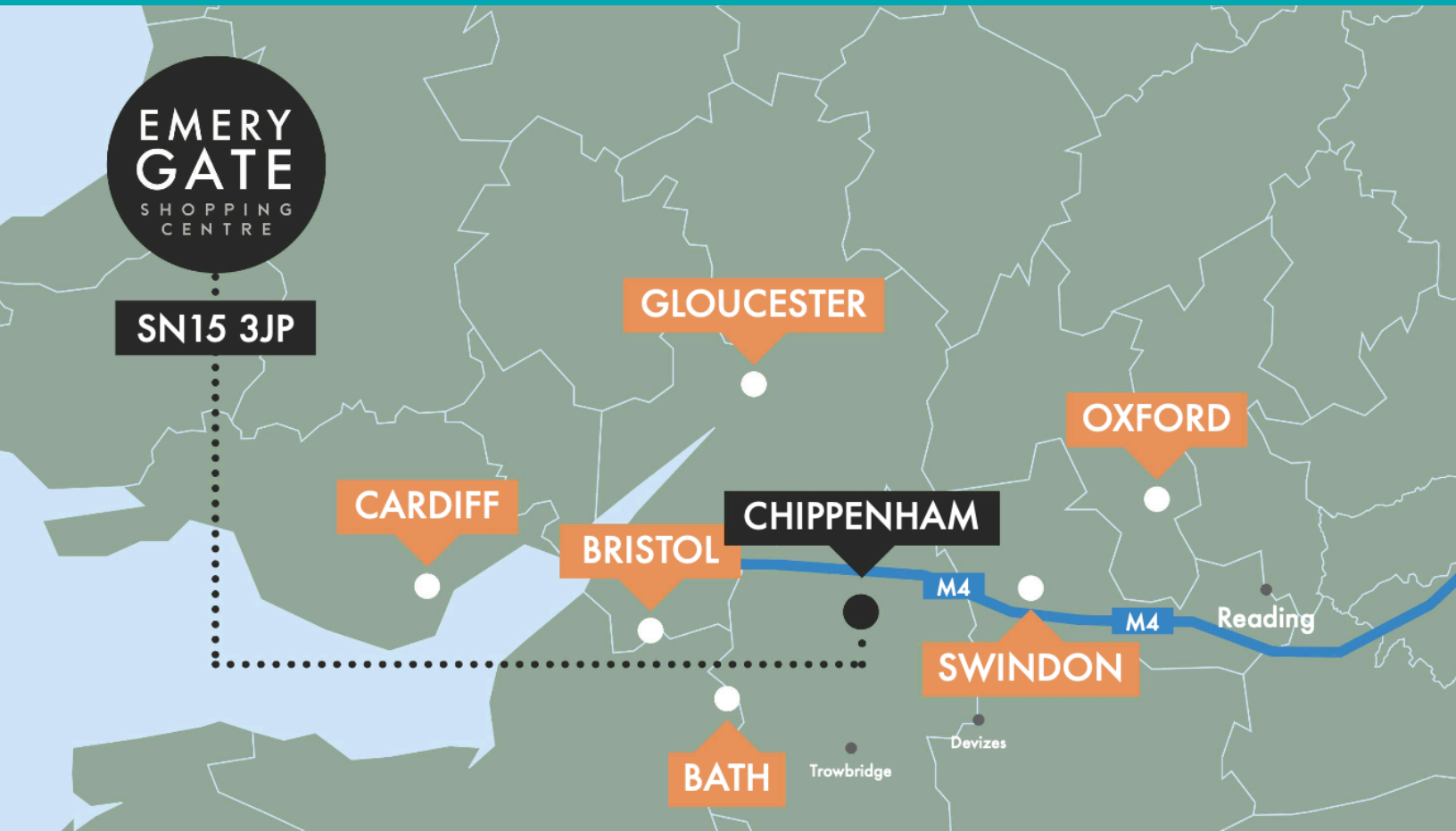
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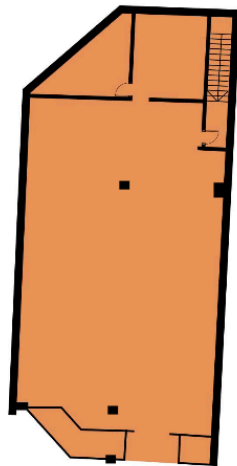




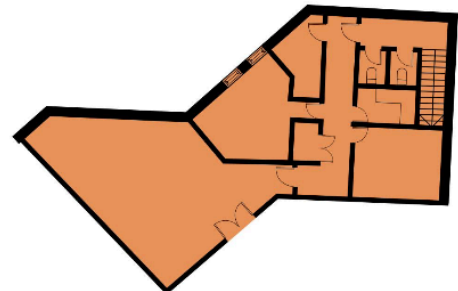
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Unit 3 3,449 SQ FT



GROUND: 2,529 SQ FT



BASEMENT: 920 SQ FT

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