



STIBBARD
PROPERTY



Unit 7, Emery Gate, Chippenham, Wiltshire, SN15 3JP

A highly prominent retail (E class) unit in a prime spot in the Emery Gate shopping centre, unit 7 comes to a total of approximately 833 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 £25,500, circa £1,041 pcm
- Total area of 833 sq ft.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Costa, Holland & Barrett, Boots, Waitrose, Superdrug & Vodafone.
- To let for **£1,295 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07739 710131.

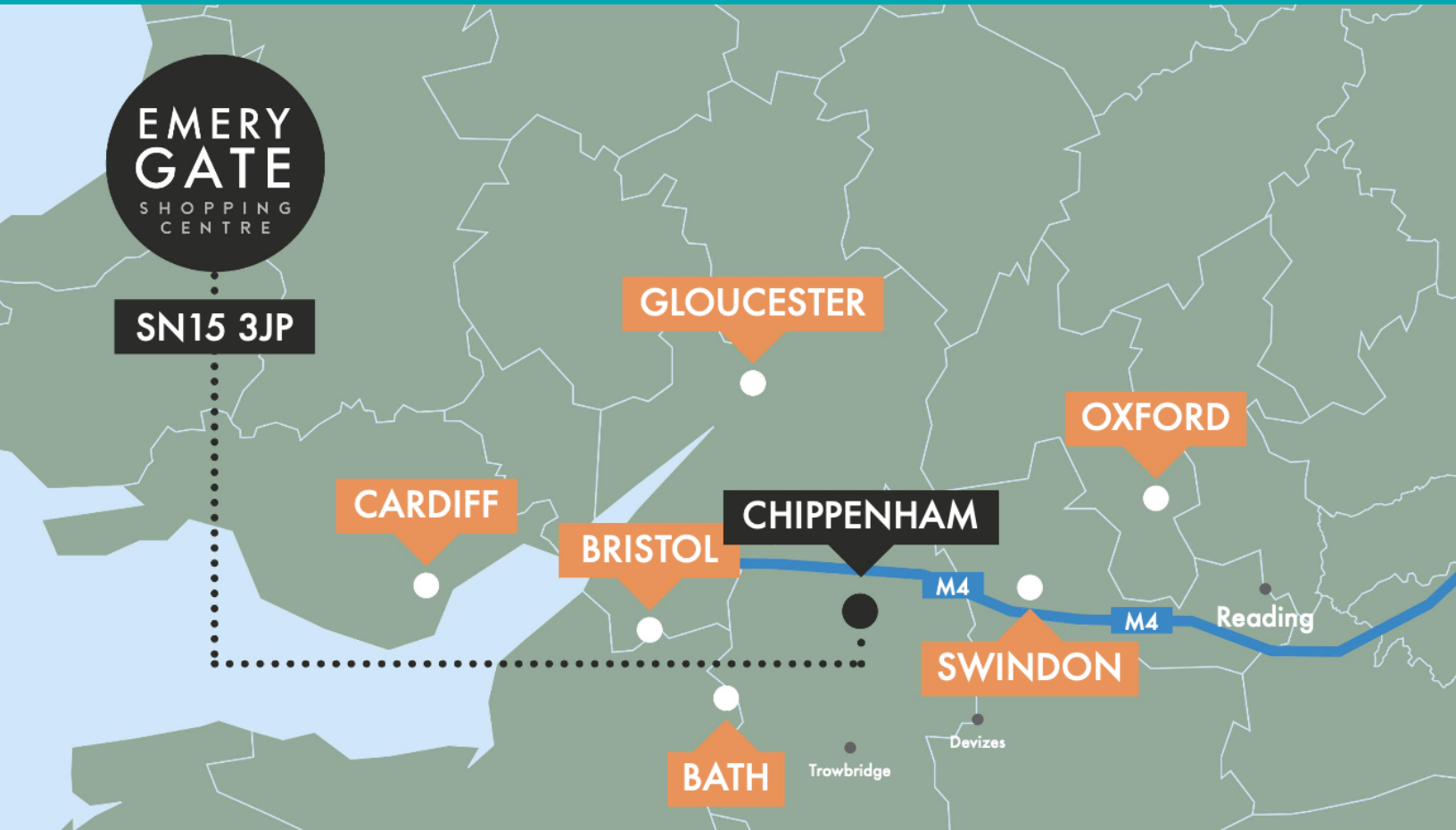
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

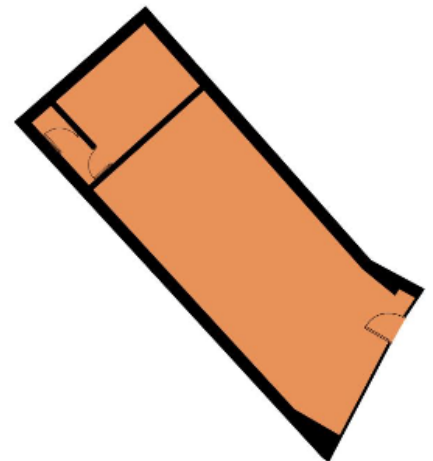




STIBBARD
PROPERTY



Unit 7
833 SQ FT



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





STIBBARD
PROPERTY



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

