



STIBBARD
PROPERTY



Unit 9, Emery Gate, Chippenham, Wiltshire, SN15 3JP

A highly prominent retail (E class) unit in a prime spot in the Emery Gate shopping centre, unit 9 comes to a total of approximately 1,021 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 £35,500, circa £1,449 pcm
- Total area of 1,021 sq ft.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Costa, Holland & Barrett, Boots, Waitrose, Superdrug & Vodafone.
- To let for **£1,249 pcm** exclusive.
- Viewing by appointment; contact Chris Herridge on 07739 710131.

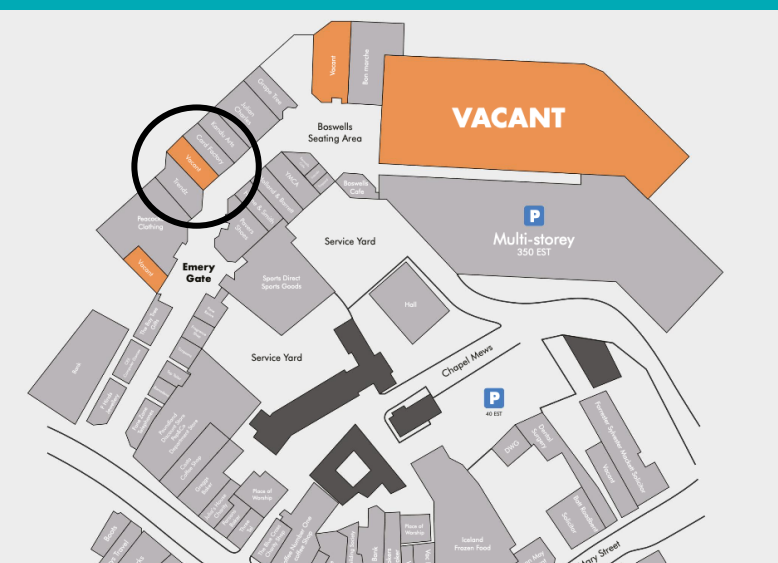
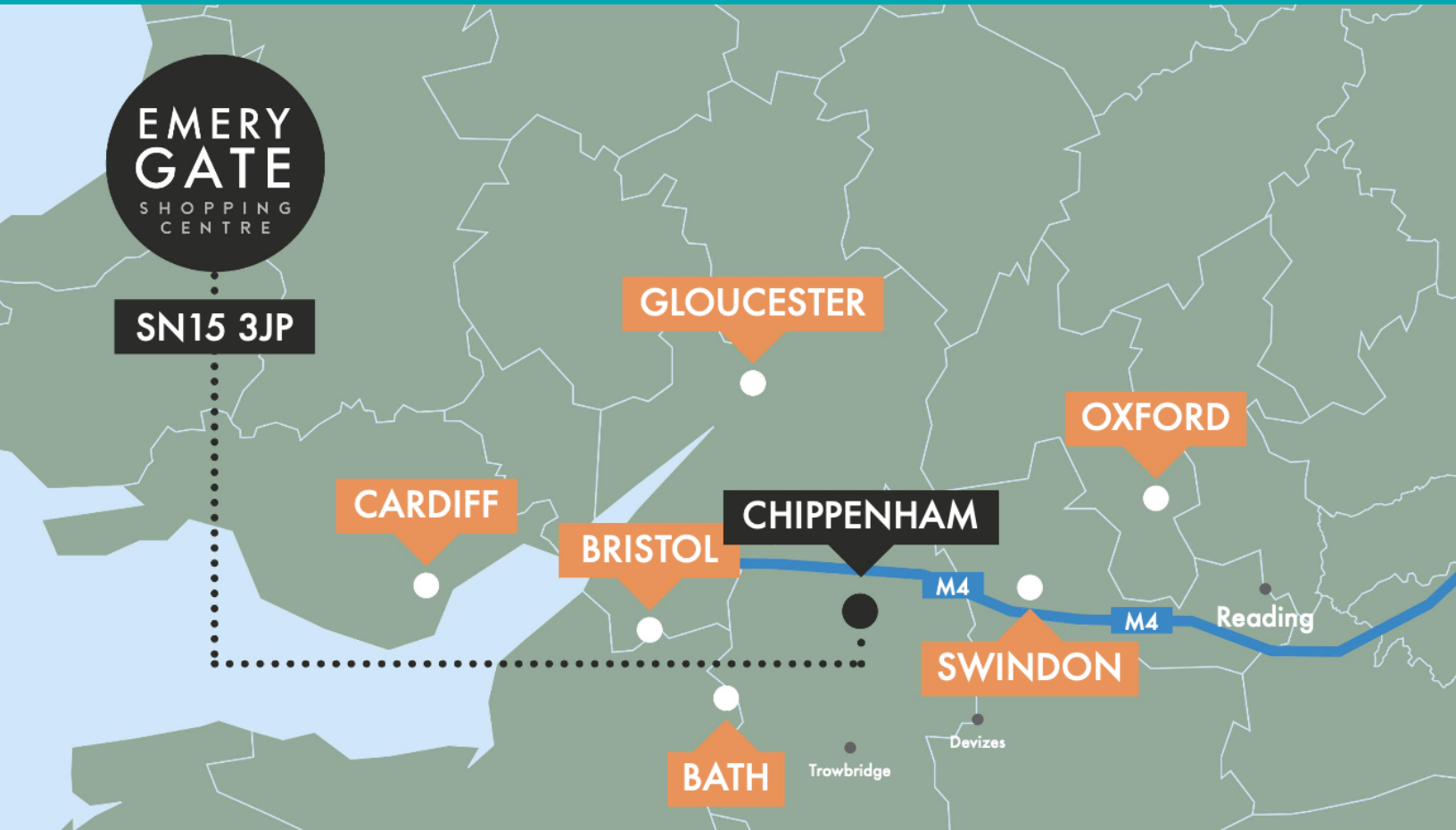
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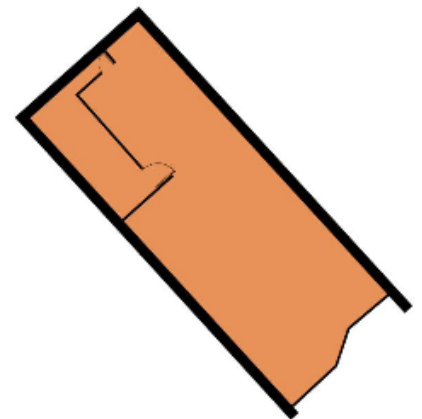




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Unit 9
1,021 SQ FT



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