

Kilpatrick & Co

Commercial Property Consultants

SECOND FLOOR OFFICES TO LET 787 sq ft (73.17 m²)



**140 HIGH STREET
ROYAL WOOTTON BASSETT
SN4 7AY**

01793 • 643101

www.kilpatrick-cpc.co.uk

Delta 602, Delta Office Park, Welton Road, Swindon, Wilts, SN5 7XF

Regulated by RICS

Kilpatrick & Co. for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) These particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co., nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser/lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, references to condition, services, appliances, uses, etc.; (iv) All rentals and prices quoted are exclusive of VAT, if applicable.



LOCATION: The property is situated in the centre of Royal Wootton Bassett High Street, which forms the town's primary commercial area offering a range of retailers, food and drink outlets, banks and a variety of other office occupiers.

DESCRIPTION: The premises comprises self-contained second floor offices, forming part of a 3 storey mid-terraced building of brick elevations under a tiled roof, with security controlled keypad entrance at ground floor level. The offices are part open plan and part partitioned, centrally heated with carpets, double glazed windows, Category II fluorescent and spot lighting with toilet and kitchen facilities.

SIZE: The premises have been measured in accordance with the RICS Code of Measuring Practice on a net internal basis, as follows:

SF:	Offices	767 sq ft	
	Kitchen	20 sq ft	
	WCs	-	
Total:		787 sq ft	(73.17 m ²)

TERMS: The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

RENT: £7,500 per annum, exclusive of outgoings and VAT, if applicable.

BUSINESS RATES: Informal enquiries via Valuation Office website indicates that the property is assessed as follows: -

Description:	Office & Premises
Rateable Value (2017):	£3,300
Uniform Business Rate (2021/22)	£0.499
Full Rates Liability (2021/22):	£1,646.70

N.B. The premises are free from business rates until 30 June 2021.

The premises should qualify for Small Business Rates Relief.

Further information on business rates is available from Wiltshire Council on 01249 706290.

EPC: The current Energy Performance Assessment for this property is Band C (73).

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by prior appointment by arrangement with sole agents, **KILPATRICK & CO** on (01380) 724911.

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

Visit our website: www.kilpatrick-cpc.co.uk to see other properties we are marketing and for more information on our services, which include:-

• Valuations • Sales • Lettings • Acquisitions • Rent Reviews • Lease Renewals • Rating Appeals
Management • Development • Investment • Planning • Building Surveying • Dispute Resolution

07.04.2021

01793 • 643101
www.kilpatrick-cpc.co.uk

Kilpatrick & Co
Commercial Property Consultants