

Melksham - 17 High Street SN12 6JY  
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Melksham - 17 High Street SN12 6JY

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- VAT is NOT applicable to this property
- Total area size 58 sq m (624 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease
- Located on high street
- Occupiers close by include Boots Pharmacy, Nationwide, Poundchester and many more.

### Property Description:

Comprises ground floor retail shop, previously operated as an estate agency. The property provides retail area at front and storage space at rear.



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### Location:

Melksham is a town on the River Avon in Wiltshire, England, about 4.5 miles (7 km) northeast of Trowbridge and 6 miles (10 km) south of Chippenham. The town has a population of 19,357. The town is served by Melksham railway station, on the branch of the Wessex Main Line from Chippenham to Trowbridge, with trains roughly every two hours in each direction on weekdays. The town is served by Melksham railway station, on the branch of the Wessex Main Line from Chippenham to Trowbridge, with trains roughly every two hours in each direction on weekdays.

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £255 per week (PCM: £1,105)

Deposit: £2,210 (2 Months)

### Rateable Value:

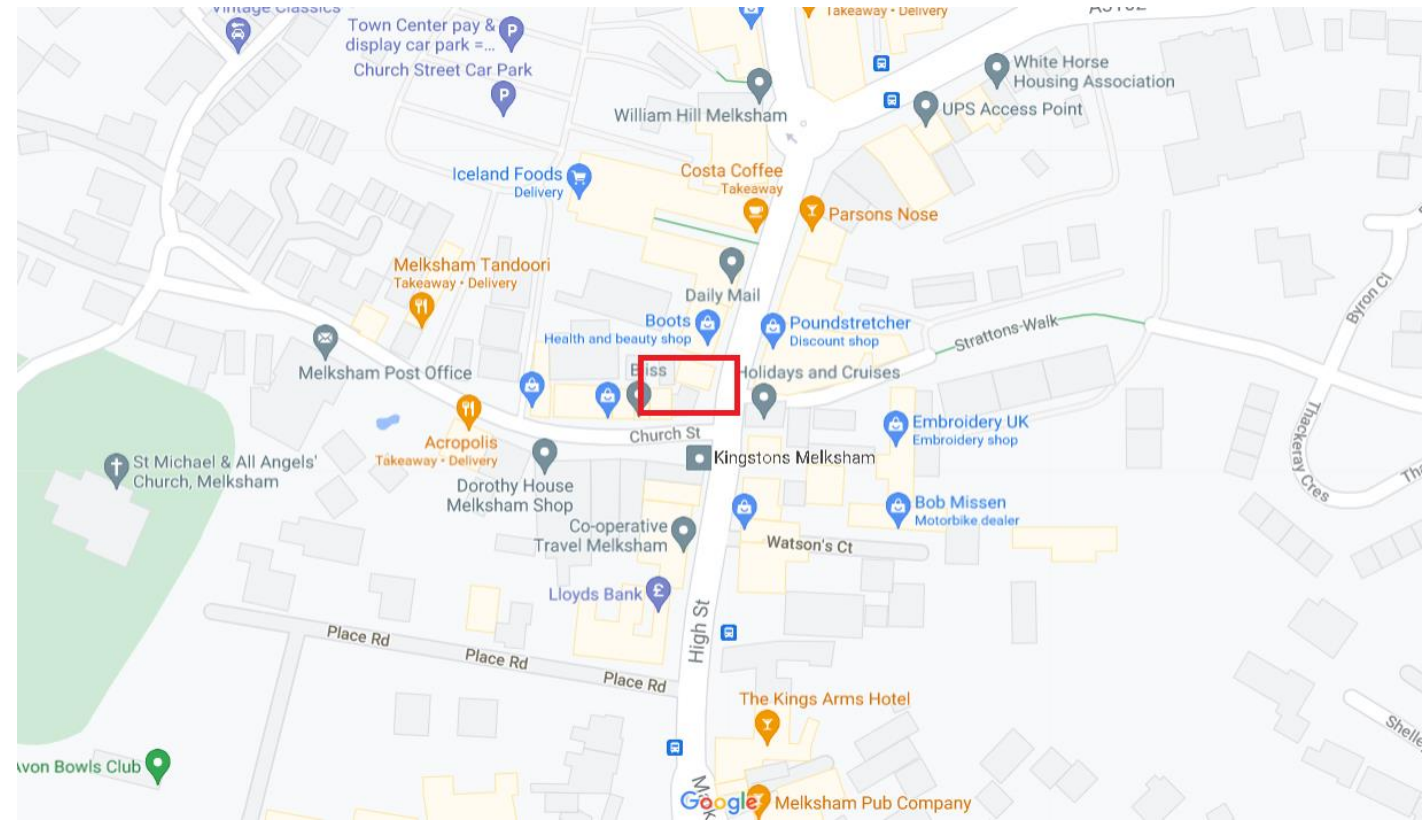
Rateable Value – £9,100

Rates Payable – £4,450\*

\*Note – Small business rates relief available (subject to terms)

### EPC:

Certificate and further details available on request.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

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