

29 Bank Street

Melksham, SN12 6LE



Key Highlights

- 1,251 sq ft
- 2 large display windows
- New Lease
- Large retail area
- Nearby car parking
- £16,000 per annum Exc VAT

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Dammas House, Dammas Lane, Old Town, Swindon, SN1 3EF

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Description

The ground floor retail property is accessed directly from a pavement elevated from the road. Alongside the entrance door are 2 large display windows. The door leads into a front retail area with wood laminate floor covering, plastered and painted walls, a mix of light fittings and ceiling mounted air conditioning.

The property has a good size retail area with a doorway at the rear leading to a corridor off which is a single toilet, a kitchen and two rooms suitable for use as an office or for storage.

There is a rear fire exit door that leads out into a public pay & display car park. The door could be used for loading / unloading to the shop.

Location

Melksham is an expanding West Wiltshire town, with a population of approximately 22,000 people. The town is located on the strategic A350 road linking junction 17 of the M4 motorway (approx. 11 miles north) with mid and south Wiltshire and on to the south coast ports.

Major employers in the town include Knorr Bremse, Avon Rubber, Wiltshire Police, Cereal Partners and G Plan Upholstery

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail area	1,082	100.52
Ground - Office / store	40	3.72
Ground - Store	33	3.07
Ground - Kitchen	96	8.92
Total	1,251	116.23

Terms

The property is offered to let on a new effectively full repairing and insuring lease for a term of years to be agreed.

The tenant will be responsible for the repair and decoration of the interior of the shop and the shopfront and will pay a contribution toward the repair and maintenance of the roof and main structure.

Rent

£16,000 per annum.

The property is registered for VAT, so VAT at the



standard rate will be payable on the rent.

Use

The shop has an established retail use falling within Use Class E. The property can therefore be used for a wide variety of uses including –

- Retail shop
- Office
- Beauty salon / hairdressing / barber
- Medical uses
- Café (not hot food take away)

Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2026 of £16,750

EPC

The property has an Energy Performance Certificate with a rating of 28 in Band B.

<https://find-energy-certificate.service.gov.uk/energy-certificate/1818-2134-4102-0308-2706>

Legal Costs

Each party shall be responsible for their own legal costs incurred in any transaction.

Contact

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