TO LET - RETAIL

Units 5 & 6 Pewsham Shopping Centre

Lodge Road, Pewsham, Chippenham, SN15 3SY

Key Highlights

- Double fronted retail unit
- Unrestricted parking outside
- £22,000 pa + VAT
- Adjacent to Tesco Express, busy school, surgery and pub
- Available on new lease

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Description

Units 5 & 6 were originally designed as two retail units but since construction have been combined and let as a single unit. The shop therefore benefits from 2 large display windows. Internally the space is currently divided to provide a large open plan retail area with wood floor covering, suspended ceiling with integral LED lighting and ducted heating. Divided by a partition wall is a further space that could be used for retail or storage purposes, with a disabled person toilet at the rear and breakfast bar with worktop, sink & drainer and storage cupboards.

Location

Chippenham is a popular and expanding town situated approximately 4 miles south of Junction 17 of the M4 motorway. The town has a current population in excess of 40,000 people.

The Pewsham Estate is located to the eastern side of the town, easily accessed off the A4 leading toward Calne and Marlborough. The Pewsham Shopping Centre is centrally located on the estate comprises a Tesco Express, a pharmacy, a Chinese take away, the Old Lane pub and is adjacent to the busy Kings Lodge School and the Lodge Medical Surgery.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail shop	895	83.15	Available
Ground - Retail /storage	360	33.45	Available
Total	**1,255**	**116.60**	

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Lease Terms

The unit is available as a whole, by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£22,000 per annum exclusive of VAT which is payable at the standard rate.

Service Charge

A service charge is payable toward the repair and maintenance of the common parts of the Pewsham Shopping Centre. The charge for the last service charge year to September 2056 was just under £1,800 + VAT

Business Rates

The property has a Rateable Value effective from 1st April 2026 of £20,500.
The rates payable for the year 2026/2027 are £8,856.00

Utilities

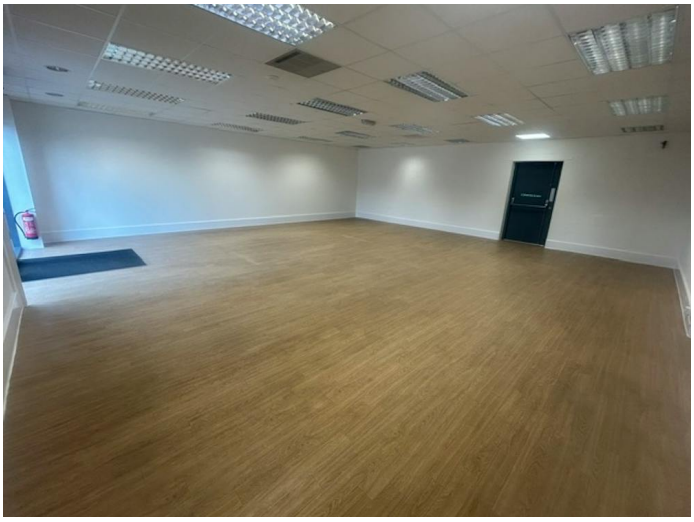
All mains services are available at the property. A mains gas supply is provided to the property although a meter has never been installed.

Energy Performance Certificate

The unit has a valid Energy Performance Certificate with a rating of 47 in Band B.

Legal Costs

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



Contact

Huw Thomas

01249 704345

07970 494369

Huw@loveday.uk.com

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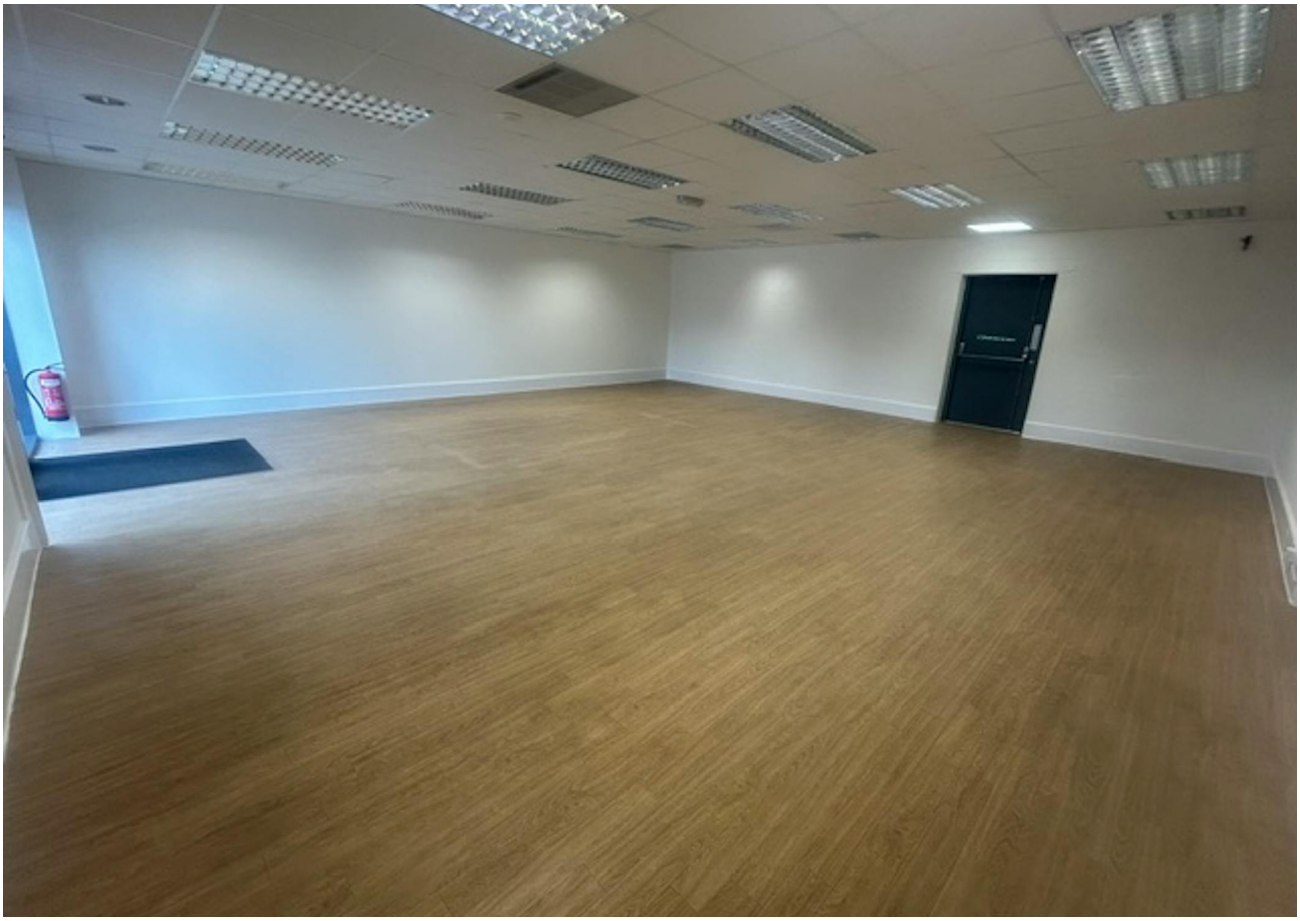

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