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**TO LET**  
Ground Floor With Parking  
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# 42 High Street

Royal Wootton Bassett, SN4 7AF

Retail premises – 1,100 sq ft (102.2 sq m) net approx

# Location

Royal Wootton Bassett is a popular and attractive market town situated approximately 2 miles to the southwest of Junction 16 of the M4 and some 6 miles southwest of Swindon.

The historic High Street offers a wide variety of local and household name retailers as well as public houses, restaurants and takeaway eateries.

The A3102 provides easy access to Junction 16 of the M4 with direct access to Bristol to the west and Reading/London to the east as well as straight on to Swindon.



**M4 – J16**



**2 miles**

**Swindon**



**6 miles**

**Calne**



**10 miles**

**Chippenham**



**19 miles**

# Accommodation

## Description

The premises comprise a prominent position on the High Street with pedestrian access and large glazed frontage.

There is the main regular shaped retail area and behind this, a large further room, some storage areas and a kitchenette and a wc facility. There are two rear pedestrian doors. The shop has a wooden floor, all other areas are carpeted or finished with linoleum and have been redecorated.

There is a large dry basement area accessed via stone steps behind the main retail area which has lighting and can be used for racking and or stock.

## Services

We are advised that all main services including gas, electricity and water & drainage are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Parking

There is a large gravelled parking area capable of providing approximately 6 spaces. This is accessed via metal gates off Borough Fields to the rear of the Property. There is also car parking to the front of the building on the High Street.

Area	Sq ft	Sq m
Main retail area	456	42.34
Storage areas	47	4.37
Middle room	171	15.85
Kitchenette/rear room	118	11.00
Basement	308	28.61
<b>Total:</b>	<b>1,100</b>	<b>102.2</b>

**High Street frontage**



**Glazed shopfront**



**Onsite secure parking at rear**



**Basement storage**



**Recessed lighting**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for retail use but we consider the premises are suitable for a variety of uses under Class E of the Use Classes Order.

Any occupier should make their own enquiries to the Planning Department of Wiltshire Council. Tel: 0300 456 0100 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## Business Rates

The Valuation Office Agency website lists the property as “Shop and Premises” with a ratable value of £15,500.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate

The Premises require a new EPC and this has been commissioned.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The premises are available on a new full repairing and insuring lease direct from the Landlord for a term of years to be agreed.

## Rent

The property is offered to let at £1,500 per calendar month exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## Anti Money Laundering

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

7 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD

[www.alderking.com](http://www.alderking.com)

**AK Ref:** JDG/DLN/100656

**Date:** October 2024

**Subject to Contract**



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## Important Notice

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS



