



New Hall,  
Market Place,  
Melksham,  
Wiltshire,  
SN12 6EX

Offices / Commercial Space

Of interest to owner occupiers, investors and developers

223.33 sq m / 2,404 sq ft

- Prominent town centre location
- Fully refurbished offices with period building
- Suitable for alternative uses, subject to planning



## LOCATION

The property is situated in the market town of Melksham, Wiltshire and is approximately 7 kilometres northeast of Trowbridge and 10 kilometres south of Chippenham. According to the 2011 Census, the town had a population of 19,357, making it the fifth largest town in Wiltshire.

The property occupies a prominent central location overlooking the Market Place on the edge of the town centre. The immediate occupiers include The Original Factory Shop, Backhouse Bet and a number of independent retail and service businesses. Melksham Campus and car park are located opposite the subject property.

## DESCRIPTION

The property comprises a two storey period meeting hall which has undergone substantial and sympathetic refurbishment and now provides modern well-presented offices benefitting from:

- ◆ Mix of open plan offices and glazed partitioning with integral blinds over ground and first floors.
- ◆ Range of lighting via pendent, uplighters and CAT II fluorescent strips.
- ◆ Reversible heat pump air conditioning
- ◆ Fitted kitchen and staff break-out area.
- ◆ Disabled compliant WC and shower.
- ◆ Fitted carpeting throughout office space
- ◆ Floor boxes

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## PRICE/RENT

Sale — £300,000

Lease — £25,000 per annum

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £18,500

Current Rate in the £ (2018/19): 0.493

This is an estimate only and takes no account of possible transitional adjustment.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
<b>Ground Floor</b>		
Offices / Store / Kitchen	121.51	1,308
<b>First Floor</b>		
Offices	101.82	1,096
<b>Total</b>	<b>223.33</b>	<b>2,404</b>

## TENURE

Freehold, with vacant possession

Or

Available on a new full repairing and insuring lease on terms to be agreed.

## VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

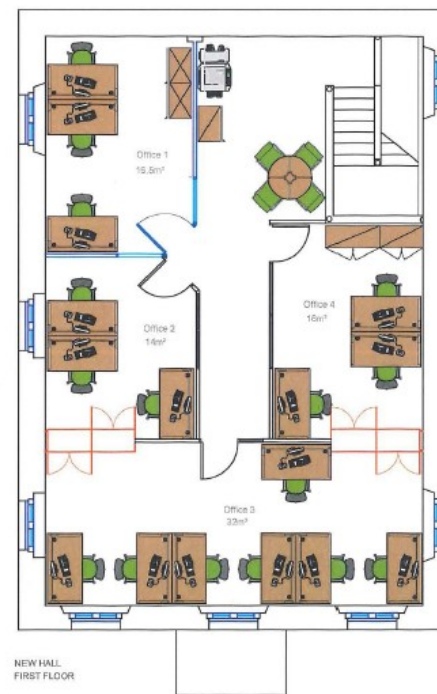
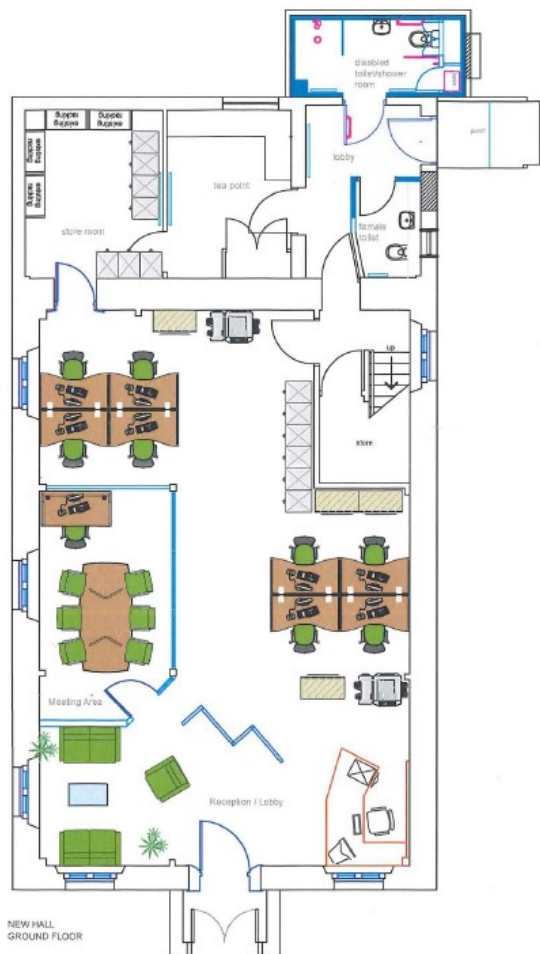
## EPC

Energy Performance Asset Rating— B [47] - expiring 14 February 2034. The Certificate can be made available to interested parties upon application.



# Carter Jonas

**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

**Colin Scragg BSc FRICS—Partner**

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