

The Stores, Silver Street, Gastard, SN13 9PY



## TO LET

- Workshop & Office
- Versatile space
- Parking onsite
- Flexible Terms Available

**£18,500 pa**

## Location and Description

The Stores is located just south of Corsham, between the town itself and Melksham, in the village of Gastard. This location provides good transport links to surrounding areas including Chippenham, Melksham and Bath, as well as easy access to the M4 via Junction 17. The property is situated on the southern side of Silver Street and offers a flexible space suitable for various uses, together with the benefit of off street parking.

The property is made up of three key parts; two ground floor workshop areas, as well as additional office accommodation to the first floor. There is currently comfort cooling / heating serving the first floor, with heating provided to the ground floor (in part) by wall hung electric panel heaters. There is lighting and power throughout, with double doors (3.4m x 1.98m) providing good access to the workshop areas. There is also a fitted kitchen and WC facilities.

## Accommodation

The unit has been measured in accordance with International Property Measuring Standards (IPMS) 2 – Industrial\* and offer the following levels of accommodation:

Area (IPMS 2- Industrial)	Sq. ft	Sq. m
Ground Floor	1152	107.0
First Floor	859	79.8
<b>TOTAL</b>	<b>2011</b>	<b>186.8</b>

\* All measurements approximate.

## Tenure and Rental

The unit is available by way of a flexible tenancy agreement on terms to be agreed at the quoting rent.



## Legal Costs

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



## Finance Act 1989

We understand the property is not elected for VAT currently and therefore VAT will not be payable on the rent.

## Energy Performance Certificate

We understand the property benefits from an EPC rating of a 'C'.

## Services

Mains electric, water and waste is connected to the unit. Hunter French Commercial have not tested any of the services supplied and recommend that prospective tenants satisfy themselves that they meet their occupational requirements and current regulations.

## Planning

We have been advised that the property has an existing Class E – Business use under the Town and Country Planning (Use Classes) Order 1987 (as amended). We recommend interested parties direct any planning queries to the local planning department of Wiltshire Council.

## Viewing

Strictly by appointment through the sole agent, Hunter French Commercial.

T: 01249 715775

Email: [commercial@hunterfrench.co.uk](mailto:commercial@hunterfrench.co.uk)