

PIPPET BUILDINGS

The Cheese Shop

Delicatessen

Fine Cheese

No loading
Mon - Fri
8.30 - 9.00 am
12.30 - 1.30 pm
4.30 - 6.00 pm
Saturday
9.30 am - 1 pm

01225

PLEASE
BE MINDFUL
OF OTHERS!
IT'S A
SMALL
SHOP!
☺

5 Market Street
Bradford on Avon, Wiltshire, BA15 1LH


KINGSTONS

COMMERCIAL INVESTMENT OPPORTUNITY.
A lock-up shop with a paying tenant in-situ,
generating an annual income of £7,000.

£80,000

Tenant: The current tenant's lease is due to run until March 2025. They are responsible for all bills except for the service charge and buildings insurance, which is split 50/50 with the current owner.

Tenure: Leasehold (length of lease tbc). The freehold is jointly owned by the leaseholders of the building.

Ground Rent: N/A

Service Charge: £950 Per Annum (2024).

Buildings Insurance: £779 Per Annum (2024).

Business Rates: The current rateable value is £6,400.

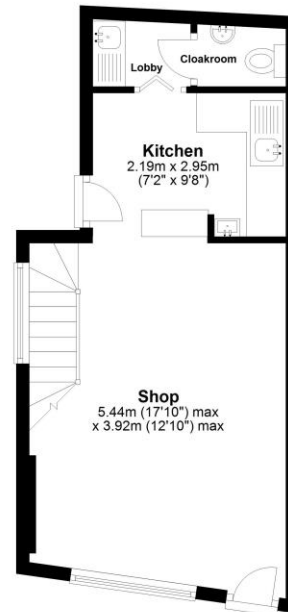
Viewing: Strictly by appointment through **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill, where number 5 will be found on the left-hand side.



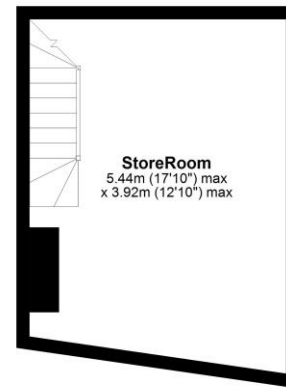
Ground Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



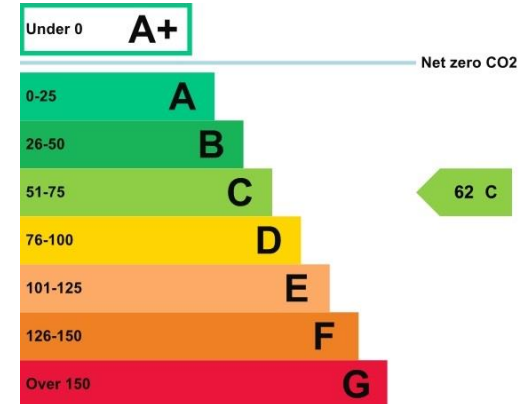
Lower Ground Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



Total area: approx. 50.2 sq. metres (540.7 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.