

# FOR SALE / TO LET

43-45 High Street  
Chipping Sodbury  
BS37 6BA



## LOCATION

Chipping Sodbury is an affluent medieval market town in South Gloucestershire on the southern edge of the Cotswolds. 12 miles north east of Bristol and 15 miles north of Bath with a population of 5,045.

The subject property occupies a prominent central position on High Street near to its junction with Wickwar Road. The shop sits among an array of independent boutique retailers, restaurants, delicatessens and pubs.

This sale presents a rare opportunity to acquire a freehold premises in this sought after location.

## ACCOMMODATION

The property comprises a retail shop arranged over ground and first floors with ancillary outbuildings and the following approximate floor areas.

<b>Ground:</b>	<b>2,920 sq ft</b>	<b>271.31 sq m</b>
<b>First:</b>	<b>896 sq ft</b>	<b>83.30 sq m</b>

## TENURE

Freehold.

## EPC

The property has an EPC Rating of C 72.  
A copy of the EPC is available upon request.

## PRICE

**Freehold: £525,000 excl VAT**  
**Leasehold: £37,500 pax.**

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE (Current) £28,500**

We suggest that all interested parties should verify the above.

**RATEABLE VALUE (April 2023) £32,250**

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS



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