# 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 it 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.

Ground: 2,920 sq ft 271.31 sq m First: 896 sq ft 83.30 sq m

#### **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.

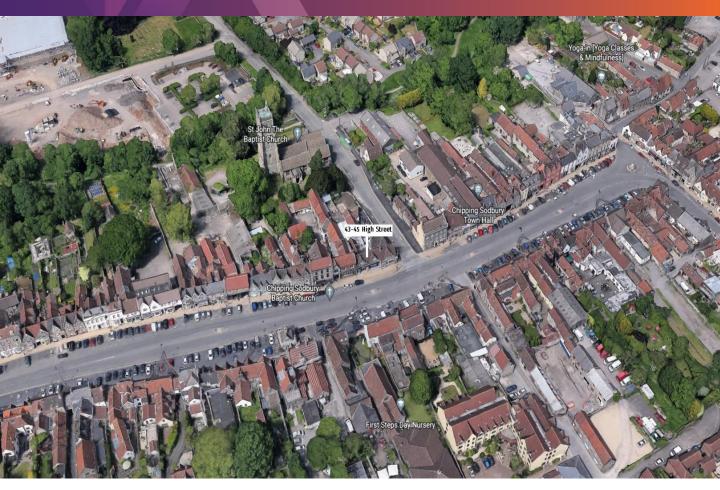
#### /IEWINGS

Strictly by appointment with the Sole Retained Agents.



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