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PROPERTY CONSULTANTS

FOR SALE

32 New Road

Chippenham SN15 1HP

4,637 sq ft (431 sq m) net approx.
With large carpark to rear

Location

Chippenham is situated in the north of Wiltshire just 4 miles south of the M4 at Junction 17 via the dual carriageway A350.

The mainline railway station is situated just five minutes walk away and provides regular access to Swindon, Reading & London to the east and Bristol & Bath to the west.

Chippenham town centre offers a multitude of shops, restaurants and public houses as well as out of town retail opportunities at Methuen Park and Bumpers Farm.

M4

4 miles north

Bath

14 miles southwest

Swindon

20 miles

Bristol

27 miles

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Accommodation

Description
The property is a detached Grade II Listed stone building situated in the centre of Chippenham. It offers 3 main floors with a small additional attic room on the second floor which are currently used as administrative offices and for local medical consultation premises.

The accommodation is cellular in nature and has two main access point being the front to the ground and first floors. Additional access is available to the ground and lower ground floors from the rear.

The premises are in a reasonable to good state of repair with modern lighting in most areas.

Parking
The accommodation has a total of 26 uninterrupted car parking spaces in the tarmaced area to the rear which is accessed off St Paul Street.

This area may be suitable for some additional development subject to planning.

Services
We are advised that all main services including gas, electricity, water and mains drainage are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Lower Ground Floor	1,541	143.2
Ground Floor	1,621	150.6
First Floor	1,379	128.1
Second Floor	Minimal	N/A
TOTAL	**4,637**	**430.8**

Large onsite carpark

Local Amenities

Self-contained Building

Number of Floors

3

Kitchenette

WC facilities

Conversion Opportunity (STP)

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Wiltshire Council.
Tel: 0300 456 0100 or www.wiltshire.gov.uk

Business Rates
The Property is assessed as having a Rateable Value of £34,000.

Interested parties should make their own enquiries to Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment **www.voa.gov.uk.**

Energy Performance Certificate

Tenure
The property is offered For Sale on a Freehold Basis with vacant possession.

Consideration will be given to the sale with the benefit of the ground floor being leased. Further information is available from the sole selling agents.

Purchase Price
The guide price is £575,000 per annum exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal & professional costs.

VAT
Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering
A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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Kembrey Park
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AK Ref: JDG/102071 **Date:** December 2025 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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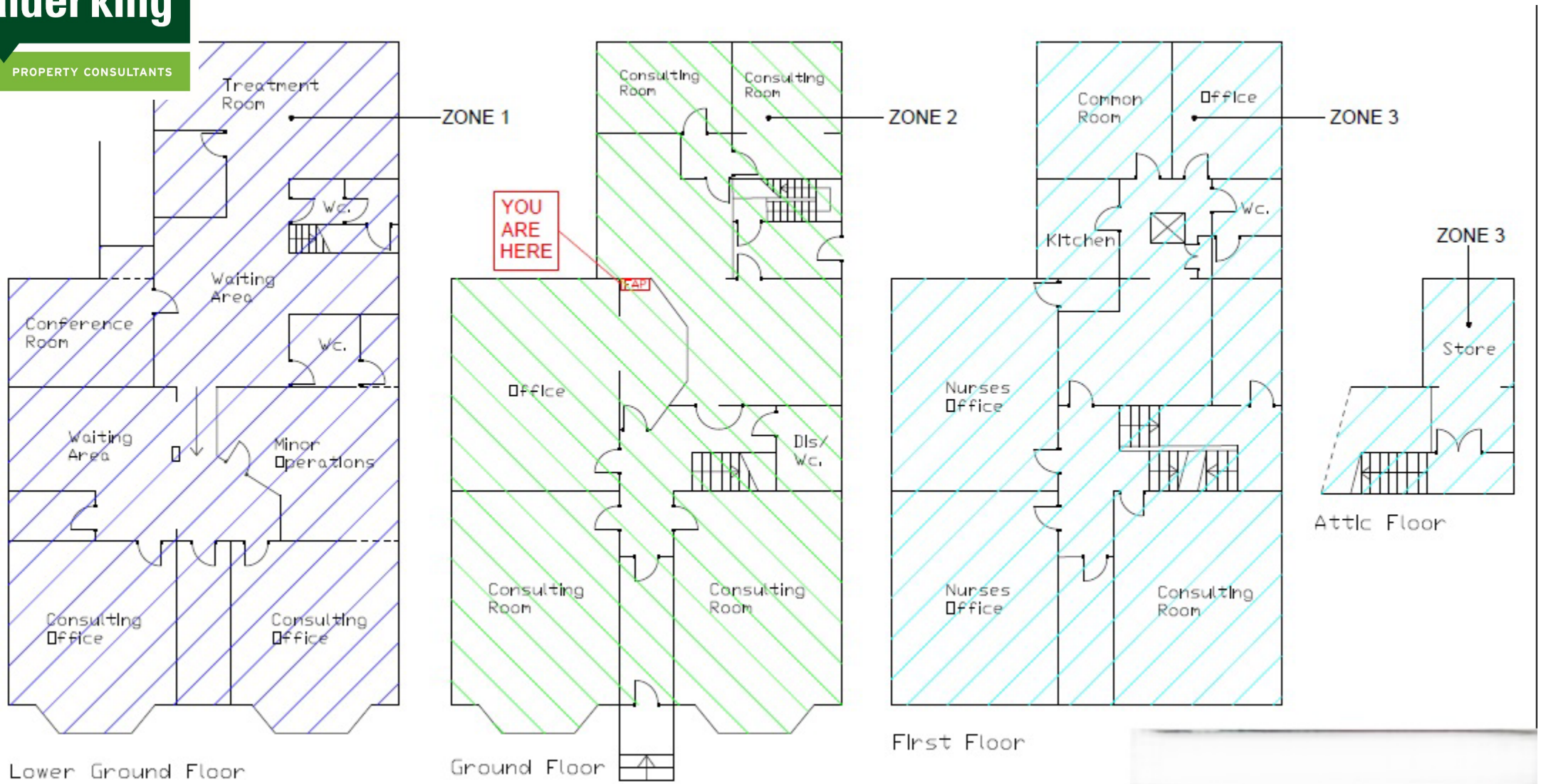
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