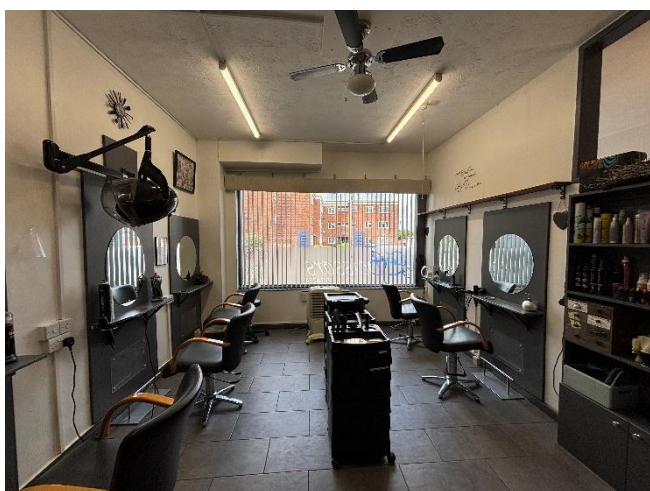


Unit 2a

Churchill Avenue, Melksham, SN12 7JL

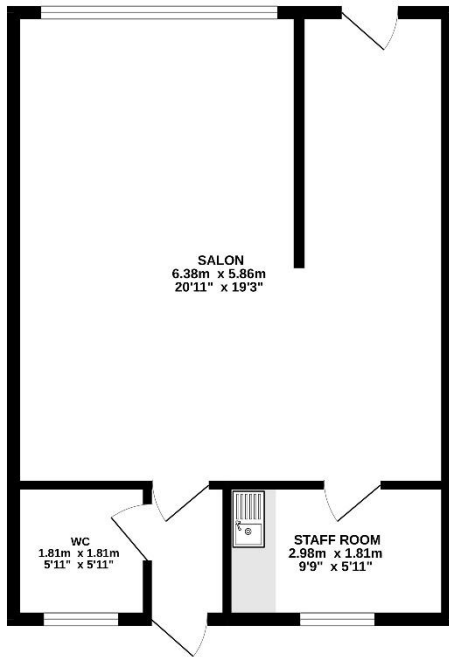
COOPER
AND
TANNER



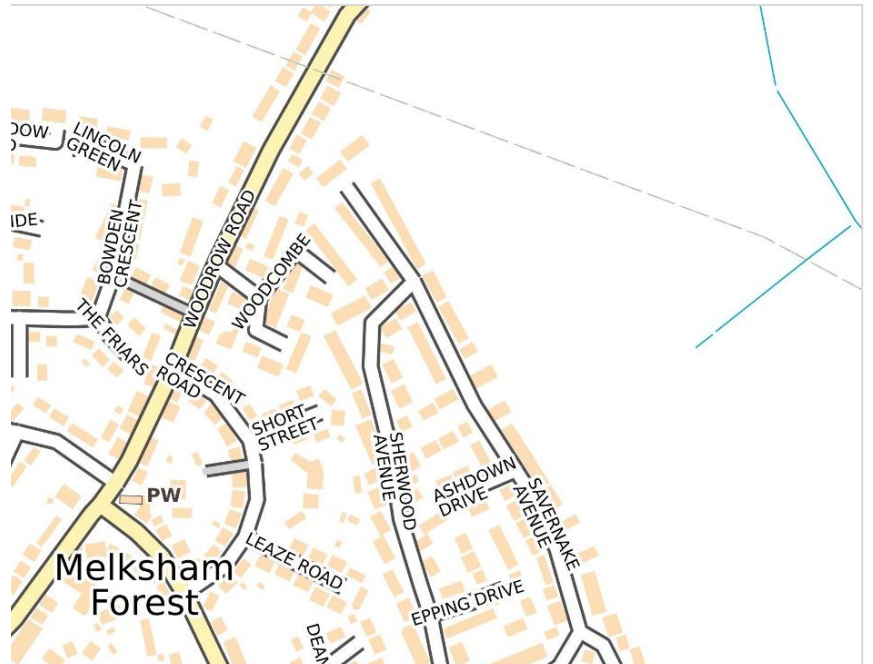
Leasehold For Sale £55,000

Ground floor neighbourhood retail or office unit currently occupied as hair dressing salon

GROUND FLOOR
47.5 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 47.5 sq.m. (512 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The vendor, agents and applicants should have no been tested and no guarantee as to the availability of electricity can be given.
Made with Mapbox (2025)



Unit 2A Churchill Avenue Melksham SN12 7JL

Long Leasehold For Sale £55,000

Description

Unit 2A is a well-maintained, ground floor commercial unit well suited to a local business seeking retail, office or studio accommodation. Alternatively, it may suit an investor looking to let the premises. It comes available following the current occupiers desire to retire following over 20 years of successful trading.

Internally, the unit includes a separate WC, kitchenette area, and practical layout with good levels of natural light suitable for a range of Class E type uses. Approximate GIA: **47.5 sqm / 512sqft.**

Externally, the property has access to a shared outdoor space, which allows for the parking of one vehicle and discreet bin storage.

The unit is located on Churchill Avenue, just a 5-minute drive from the town centre. Positioned within a well-established residential area, the location provides consistent footfall from residents and neighbouring occupiers. Customer parking is conveniently available at the front of the property.

Planning

Interested parties must satisfy themselves regarding previous or future planning matters. Not listed.

Location

Unit 2A is located on Churchill Avenue, a residential area on the eastern side of Melksham. The property is just a short distance from the town centre and benefits from nearby local amenities, schools, and public transport links. The A350 is easily accessible, offering routes to Chippenham, Trowbridge, and the M4 motorway, while Melksham railway station provides direct services to Swindon and Westbury.

W3W Location: [///clearcut.inspector.blotting](https://www.clearcut.inspector.blotting)

Business Rates

A search on the Valuation Office Agency shows a rateable value of £4,350. To note this is not rates payable, small business rate relief may apply.

Services

We are informed that the property is connected to mains electricity, water and drainage.

Viewings

By appointment only via Cooper & Tanner Commercial Department: 0345 034 7758

VAT

We are advised the property is NOT elected for VAT.

Tenure

Long leasehold interest is available with vacant possession. The lease commenced in August 2008 for a term of 125 years, leaving approximately 103 years remaining.

EPC Rating

EPC Band - C-68

Disclaimer

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk
14 High Street, Midsomer Norton, BA3 2HP

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AND
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