



MAGGS & ALLEN

THE OLD CHAPEL
PICKWICK ROAD
CORSHAM, SN13 0HL

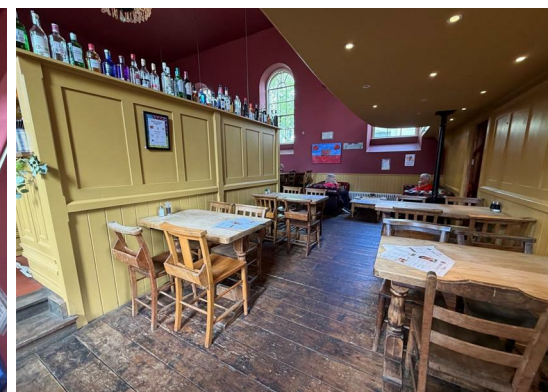
Rent: £30,000 Per Annum
Ingoing Premium: £65,000

- Fully Fitted Restaurant
- Commercial Kitchen
- Large Garden/Play Area
- Former Chapel
- Adjacent to The Co-Operative Supermarket
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A fully fitted restaurant (formerly a chapel) extending to approximately 2,500 ft² benefiting from a fully equipped commercial kitchen, and a large front garden providing further seating and children's play area. The premises is located adjacent to The Co-Operative supermarket, and is available to let on a new fully repairing and insuring basis, subject to an ingoing premium of £65,000.

LOCATION

The restaurant is located adjacent to The Co-Operative supermarket just off Newlands Road/Pickwick Road in Corsham.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

LEASE DETAILS

The premises is available to let on a new fully repairing and insuring basis, subject to an ingoing premium of £65,000 to include a full inventory. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

As an actively trading business, viewings are strictly appointment. No approach should be made to the staff.

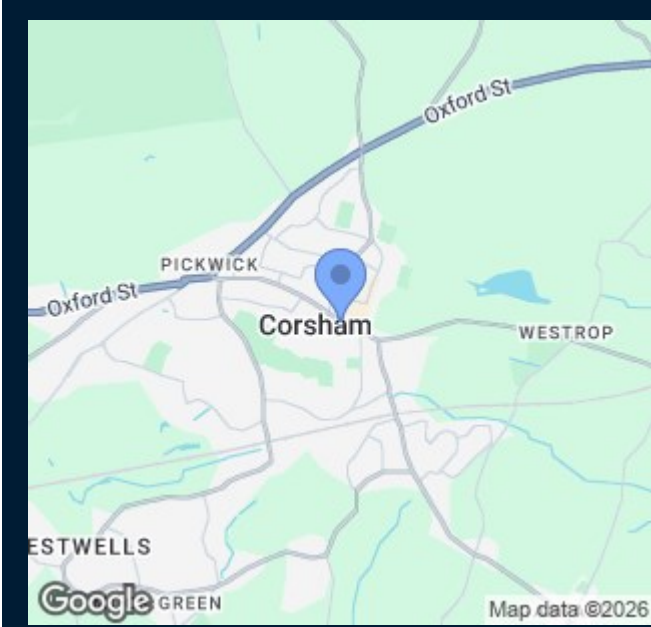
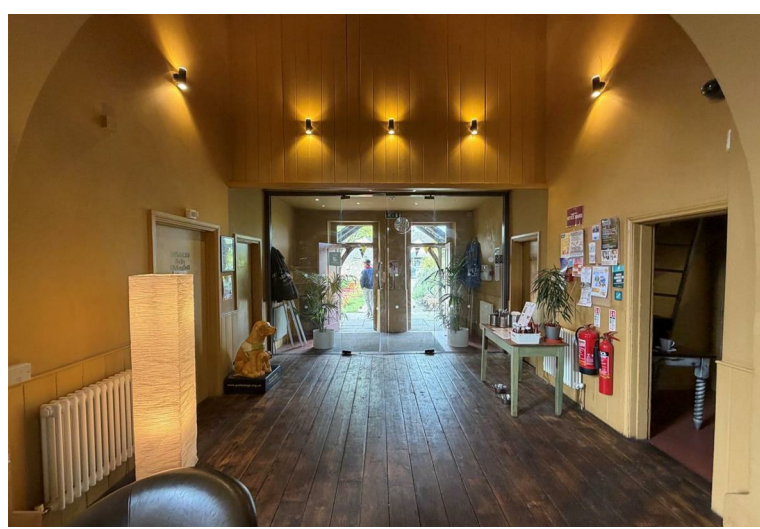
CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

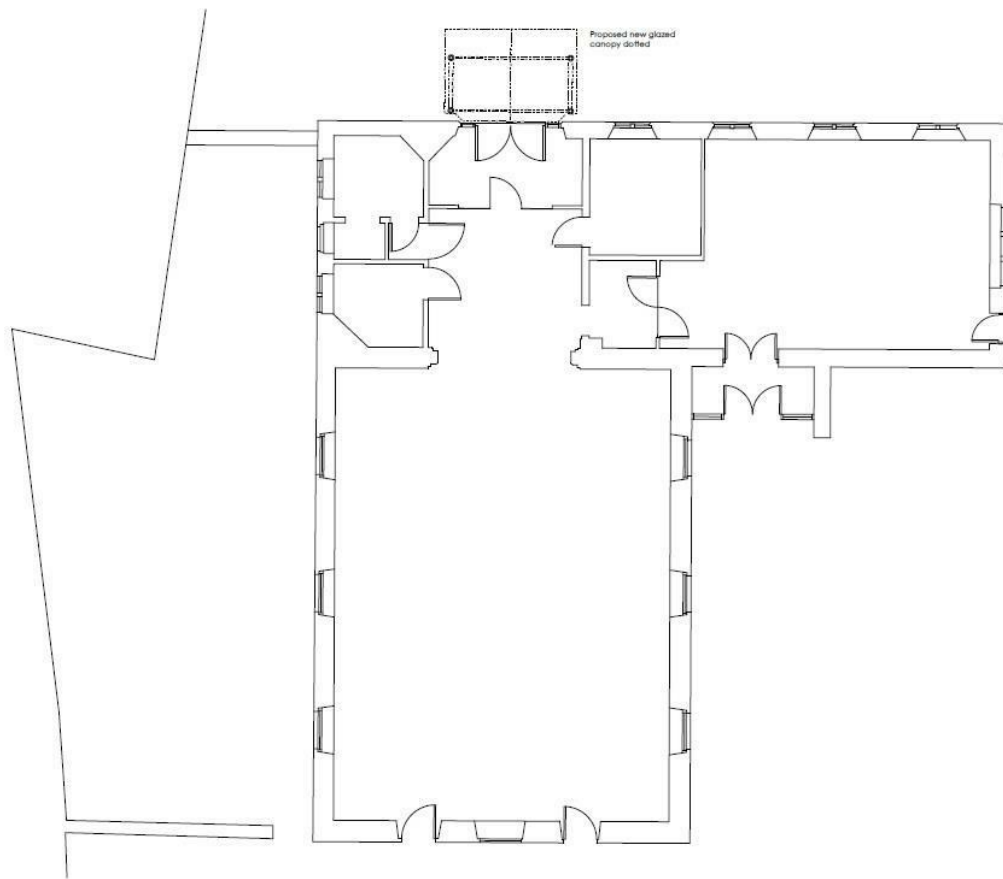
CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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