

# Bath Road

Development, Chippenham, SN14 0AT

**Scheme Size**  
79,950 sq ft

**Parking**  
353

**Class Usage**  
A1 - Wide Bulky Goods

**15 Minute Drive Time Population**  
93,493



| No. | Tenant          | Sq Ft  |
|-----|-----------------|--------|
| 1   | B&Q             | 64,203 |
| 2   | To Let          | 3,709  |
| 3   | Currys/PC World | 12,038 |

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## OVERVIEW

The subject scheme is situated off Bath Road (A4), close to its junction with Chippenham bypass (A350) to the south west of the town.

Bath Road is an established out-of-town retailing destination anchored by a 61,000 sq ft Sainsbury's supermarket, the subject scheme and the Bath Road Retail Park which is located approximately 0.6 miles to the west. Other occupiers in the vicinity include B&Q, M&S Food Hall, Next and McDonalds.

## AVAILABILITY

The current availability consists of Unit 2, a detached retail/restaurant drive to unit of circa 3,709 sq ft prominently located at the scheme entrance.

## PLANNING

Unit 2 benefits from planning consent for use as a restaurant within Class A3 of the Town and Country Planning (Use Classes) Order 1987. Alternative uses will be considered subject to planning.

## EPC

Energy Performance Asset Rating - C.



## Letting agents:



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