

Mr A Strong,
Strong Family Holdings,
The Old Stable,
3 St Mary Street,
Chippenham,
Wiltshire,
SN15 3JJ

10th April 2026

Dear Andrew,

49 MARKET PLACE, CHIPPENHAM, WILTSHIRE, SN15 3HU.

Thank you for asking me to have a look at your proposals for the refurbishment of the above-mentioned property and asking for my advice in respect of the size of retail space to be provided in the completed project.

The retail market in general remains fragile, as it has been post Covid in 2020. The retail picture in most towns is the same, with a predominance of vape shops; coffee shops and health & beauty related occupiers such as barbers, ladies hair salons; beauty salons and nail bars. Despite Chippenham already having a number of these businesses in the town, I would still expect there to be interest in your property from other similar use occupiers.

There has been recent evidence of this by Coffee Gems taking the front section of the former Burtons store, opposite your own building, where the space has been reconfigured internally to create a smaller and more lettable retail area.

The recent take up of stand-alone (not in a shopping centre) units in Chippenham town centre has been good. Smaller size, self-contained shops have been taken recently by Lux Nails at 58 Market Place; TMM Games at 5b New Road and Fabric Forest at 3 -4 New Road.

All these types of occupiers do not require a large floorplate store and require minimal storage space. They usually seek no more than a maximum of 750 - 800 sq.ft in total, comprising mainly display and sales space with a small ancillary area for staff welfare facilities to include a single toilet.

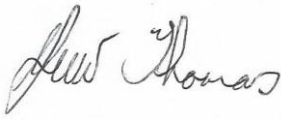
Key considerations for any retailer are the overhead costs of rent, service charge and business rates. There is a preference from most independent retailers for units not located in a shopping centre as the service charge overhead in them can

be quite high. They wish to limit their rental outlay to space that they can fully utilize, so they do not want any surplus space that they have to pay both rent and business rates for.

When you have finalised your plans, I'd be pleased to give you my opinion of the projected rental value of the retail element.

I look forward to speaking to you further about this project. If you require any further assistance at this stage, please do let me know,

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Huw Thomas', is written over a faint, light blue rectangular stamp. The signature is fluid and cursive.

Huw Thomas MRICS
Consultant.