



STIBBARD  
PROPERTY



### 20 Church Street, Calne, Wiltshire, SN11 0HS

A prominent and well positioned Development Opportunity in the centre of Calne totalling 5,123 sq ft over two floors. The unit benefits from planning permission for conversion to two shops, five workshops and nine offices under planning number: 20/07270/FUL. There are a number of rooms on the first floor together with a 1,300 sq ft garden to the rear. Calne is situated within easy reach of Chippenham, Marlborough, Swindon & London along the A4 & M4.

- 3,287 sq ft of retail space on the ground floor.
- Currently occupied by a charity paying £1,200 pcm.
- Services: Mains water, electricity and drainage.
- Potential to develop residential to the rear subject to planning permission.
- **Offers in excess of £250,000.**
- The building does not attract VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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