

HIGH STREET RETAIL UNIT TO LET SUITABLE FOR A VARIETY OF USES



huwthomascommercial.com

01249 704345



RETAIL UNIT SUITABLE FOR
VARIETY OF USES

679 Sq Ft
63.02 Sq M

- Highly visible location
- Double window frontage
- Internal repairing lease
- Well-presented internally
- £14,000 per annum
- No VAT

13 HIGH STREET, CALNE, WILTSHIRE, SN11 0BS

LOCATION

Calne is a popular and expanding North Wiltshire town, strategically placed on the A4 approximately 7 miles east of Chippenham and 13 miles west of Marlborough. The town has a current population in the region of 18,500 people and continues to expand.

The property is located in the pedestrianized section of the High Street, with good visibility from the main A4 road which runs through the centre of Calne.

DESCRIPTION

The shop is the ground floor of a Grade II Listed building. Large display windows are located either side of central double doors that lead directly into the retail area.

The retail area is split level with wooden floor covering; suspended ceiling with integral LED spot lighting and plastered and painted walls.

To the rear of the retail space is a room suitable for use as an office, storeroom or staff room and a small kitchenette.



View from rear toward High Street frontage



Upper retail area



Lower retail area



Kitchen

There is short term free parking available close by on Curzon Street and Market Hill, and longer term parking available a short distance away in The Pippin.

ACCOMMODATION

	Sq M	Sq Ft
Retail area	47.35	510
Office	13.09	141
Kitchenette	2.58	28
TOTAL AREA	63.02	679

TERMS

The property is available on a new internal repairing lease for a term of years to be agreed.

The lease will be excluded from renewal provisions of the Landlord & Tenant Act 1954.

RENT

£14,000 per annum.

We are advised that the property is not registered for VAT, so no VAT is payable on the rent.

SERVICE CHARGE

There is no service charge payable on this property.

USE

The property benefits from a Class E use and is therefore suitable for a variety of uses including

- Retail sales
- Beauty /hair /nail salon
- Office uses
- Non hot food takeaway
- Medical or health related uses

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £15,000.

The property may be eligible for business rate relief for qualifying occupiers. We recommend this is checked directly with the Business Rates department at Wiltshire Council on 01249 706290 or via email - businessrates@wiltshire.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 63 in Band C.

A copy of the EPC and Recommendation Report is available from the agent on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or huw@huwthomascommercial.com

Details prepared August 2023.

Disclaimer

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