

TOWN CENTRE RETAIL UNIT TO LET



huwthomascommercial.com

01249 704345



PRIME RETAIL UNIT
TO LET ON NEW LEASE

917 sq ft / 85.15 sq m

- Close to Sainsburys, Costa Coffee and Boots the Chemist
- New lease
- £17,000 per annum
- No VAT
- Parking space included

9 PHELPS PARADE, CALNE, WILTSHIRE, SN11 0HA

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 property forms part of the pedestrianized Phelps Parade shopping precinct and is located close to national retailers including The Original Factory Shop, Sainsburys, Boots the Chemist and Costa Coffee.

There is free public car parking a short distance away adjacent to Sainsburys and in The Pippin.

DESCRIPTION

The shop has direct access from the shopping precinct via a central glazed door in the shop front, into an open plan retail area.

The retail area has carpet tile floor covering and a suspended ceiling with inset lighting.

Unless required by the incoming tenant, the shop fittings shown in the photograph below will be removed by the Landlord.



View from shop front toward the rear



View from rear of shop toward shop front

At the rear of the retail area is a partition wall with central doorway leading to a small ancillary space suitable for storage or office, together with a single toilet.

There is a rear door leading out into a service yard from where deliveries can be made and where 1 parking space is provided.

ACCOMMODATION

	Sq M	Sq Ft
Retail area	72.26	776
Ancillary	12.89	141
TOTAL	85.15	917

CAR PARKING

The Tenant has the right to park one vehicle in the rear service yard of the property.

There is ample public car parking a short distance away adjacent to Sainsburys and in The Pippin.

LEASE

The shop is offered by way of a new lease for a term of years to be agreed, but subject to a minimum period of 3 years.

RENT

£17,000 per annum.

The property is not registered for VAT, so no VAT is payable on the rent.

SERVICE CHARGE

A service charge will be payable toward the repair and maintenance of the common areas of Phelps Parade.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £12,250.

The Rateable Value is within the sliding scale of Small Business Rate Relief for qualifying businesses.

USE

The shop has a planning use of Class E, so can be used for most retail uses with the exception of hot food take away.

ENERGY PERFORMANCE CERTIFICATE

The unit has been issued with an Energy Performance Certificate with a rating of 63 in Band C.

A copy of the Certificate and Recommendation Report are 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 February 2024.

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.