

# NEW RETAIL /OFFICE UNITS - TO LET or FOR SALE



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## 4 NEW COMMERCIAL UNITS TO LET OR FOR SALE

- Town centre location
- Opposite Sainsbury's
- Nearby free parking
- To let on new leases or available to purchase
- Immediately available (subject to contract)

**ORCHARD LODGE, THE PIPPIN, CALNE, WILTSHIRE, SN11 8RN**

## 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.

Orchard Lodge is new build development located in a very prominent location directly opposite Sainsburys, Calne's main town centre supermarket. The scheme provides retirement flats on the upper floors with 4 commercial units on the ground floor.



## DESCRIPTION

### UNIT 1



Unit 1 faces the pedestrianized Phelps Parade shopping centre with occupiers including Iceland, Costa Coffee and Boots.

The unit is offered in shell format with no fitted shop front or internal fit out.

	<b>Sq M</b>	<b>Sq Ft</b>
<b>Unit 1</b>	56.53	609

### UNIT 2



Unit 2 is currently the scheme's sales office and is offered with existing shop fronts and internal fit that includes a toilet and kitchenette.

The unit is double aspect with a large window frontage toward Phelps Parade and window frontage and double doors fronting The Pippin and Sainsbury's Supermarket.

	<b>Sq M</b>	<b>Sq Ft</b>
<b>Unit 2</b>	48.75	524

### UNIT 3



Unit 3 has a large window frontage to The Pippin and Sainsbury's supermarket.

The unit has its shop front fitted and double entrance doors, leading into an internal shell finish.

	<b>Sq M</b>	<b>Sq Ft</b>
<b>Unit 3</b>	73.16	787

### UNIT 4



Unit 4 is a corner unit with its entrance doors and two windows facing The Pippin and Sainsbury's, with additional windows in the side elevation.

The windows are installed, but entrance doors will need to be installed by the purchaser.

Internally the unit is offered as a shell finish.

	<b>Sq M</b>	<b>Sq Ft</b>
<b>Unit 4</b>	75.99	818

### TERMS

The units are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Alternatively, the units can be purchased by way of a new long lease for term of 125 years at a peppercorn rent without review.

### PRICE

	<b>Rent</b>	<b>Price</b>
<b>Unit 1</b>	£16,000 pa	£190,000
<b>Unit 2</b>	£16,500 pa	£200,000
<b>Unit 3</b>	£21,500 pa	£250,000
<b>Unit 4</b>	£13,500 pa	£220,000

All prices are subject to VAT at the standard rate.

### SERVICE CHARGE

The purchaser will be responsible for "fair proportion" service charge, calculated on a floor area basis, toward the repair and maintenance for the external structure of the property.

## SERVICES

Unit 2 has electric heating and lighting fitted.

The other units are provided in shell format, but with mains electricity, water and drainage connected.

## USE

The units have consent for uses within Class E which includes retail, financial and professional services and offices.

The units are not suitable for hot food or catering use, or uses including tattoo parlour, sale of vapes; launderette or funeral directors.

## BUSINESS RATES

At the current time, only Unit 2 has been assessed for Business Rates, due to its current use as the site's sales office. The Valuation Office Agency website lists that unit as having a Rateable Value of £4,200.

The other units have yet to be assessed for Business Rates.

## ENERGY PERFORMANCE CERTIFICATE

The units have yet to be assessed.

## 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

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Details updated March 2024.

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