

TOWN CENTRE MIXED USE INVESTMENT FOR SALE FREEHOLD



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RESIDENTIAL / RETAIL INVESTMENT

- Town centre location
- Residential flat sold off on long lease
- Commercial tenant with 5 years remaining on lease
- Income of £14,050 pa with fixed increase to £16,050 pa in 2026
- No VAT
- £200,000 subject to contract

9A WOOD STREET, CALNE, WILTSHIRE, SN11 0BZ

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 fronts Wood Street, one of the major routes through Calne, heading north toward Lyneham and Royal Wootton Bassett.

The property is within a terrace of other retail occupiers and close to the Phelps Parade shopping precinct with occupiers including Morrisons Local, Boots, Iceland and Costa Coffee.

There is limited free short term car parking on Wood Street, with larger car parks available a short distance away in The Pippin.

DESCRIPTION

The property is a mid-terrace Grade II Listed Building with a retail unit on the ground floor currently used as a tattoo studio, and a separately accessed residential flat on the upper parts.



The access to both the shop and flat are directly off Wood Street.

The shop has a front retail / reception area with a rear studio space and single toilet. There is a rear doorway with access to a gravelled parking area. Vehicular access to the rear is via the service yard the Phelps Parade Shopping Precinct.

The flat on the upper parts has been sold off on a long lease so has not been inspected.



Rear elevation



Parking area

ACCOMMODATION

The floor areas below have been provided by the vendor.

| Ground floor | Sq M | Sq Ft |
|---------------------|-------------|--------------|
| Retail area | 60.03 | 646 |
| Storage | 4.77 | 51 |
| Toilet | | |

TENURE

The whole property is offered for sale freehold subject to the existing leases as detailed below.

Ground floor retail unit

The ground floor retail unit currently operates as a tattoo studio and is let to Richard Christopher James Hurle and Rebecca Alice Hurle, for a term of 6 years commencing 14th June 2023.

The rent payable to the 13th June 2026 is £14,000 per annum.

From 14th June 2026 there is a fixed increase of the rent to £16,000 per annum.

The Tenant is responsible for the internal repair and decoration of the demised area.

The Landlord is responsible for the repair and maintenance of the roof, foundation and structural walls of the property.

The Tenant reimburses the Landlord a proportion of the insurance premium paid for cover of the property.

The Lease is excluded from the renewal provisions of the Landlord & Tenant Act 1954.

Upper parts

The upper parts comprise a residential flat that has been sold by way of a lease for a term of 999 years from 1st October 2013.

We are informed that a ground rent is payable of £50 per annum without review.

PRICE

£200,000 subject to contract.

We are informed that the property is not registered for VAT, so NO VAT is payable on the purchase price.

BUSINESS RATES/COUNCIL TAX

The Valuation Office Agency website lists the ground floor retail unit as having a Rateable Value effective from 1st April 2023 of £8,900.

The Gov.uk website lists the flat at 9a Wood Street as being within Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Certificate and Recommendation Report will be available from the agent as soon as the EPC is registered.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

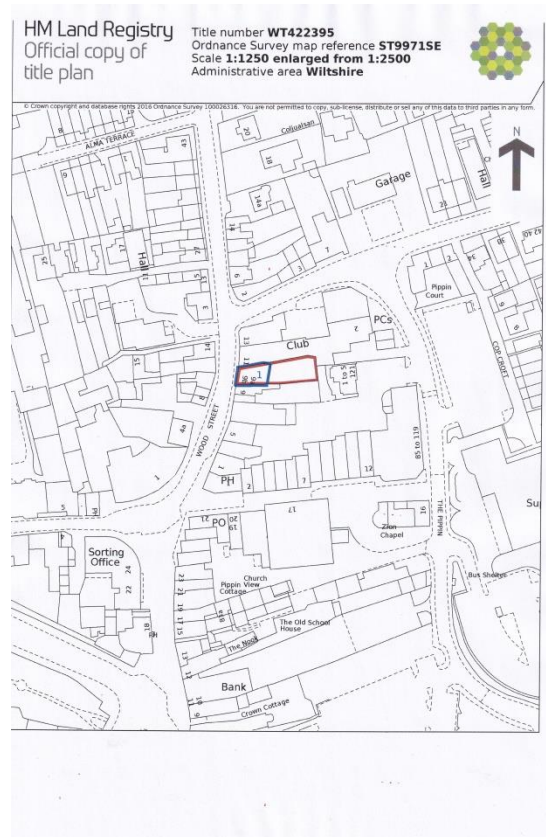
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