

18 High Street

Calne, SN11 0BS



Key Highlights

- 718 sq ft
- Excellent natural lighting through fully glazed frontage
- Potential for variety of uses
- £18,000 per annum. NO VAT
- High profile position fronting the A4
- External decked seating area
- New lease offered



Description

The property is accessed via an external ramp and deck area that can be accessed from both the High Street and Curzon Street.

There are 9 large double glazed display windows and glazed double entrance doors, provided an excellent retail frontage. The doors open directly into the retail area that has feature wooden beams; carpet floor covering and lighting. There is a single toilet to the side of the retail space.

To the rear of the retail space is an area, currently used a kitchen, though fittings will be removed.

Externally to the front of the property is a level decked area approximately 8 metres by 5 metres where tables and chairs can be placed.

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.

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 a high profile, elevated location with visibility from the from the main A4 road that runs through the centre of Calne.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail area	590	54.81	Available
Ground - Ancillary space	128	11.89	Available
Total	718	66.70	

Terms

The property is available on new full 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

£18,000 per annum

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

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
- Café (other than hot food take away)
- Medical and health uses

Business Rates

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £14,750.

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 given a rating of 52 in Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0982-0209-3307-2697-3314>

Legal Costs

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



Contact

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