TO LET - RETAIL

18 High Street

Calne, SN11 0BS

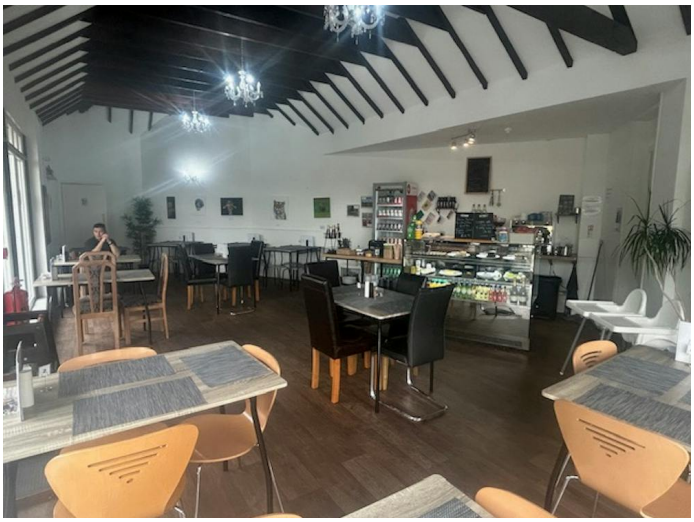


Key Highlights

- 718 sq ft
- Excellent natural lighting through fully glazed frontage
- Potential for variety of uses
- £18,000 per annum + VAT
- High profile position fronting the A4
- External decked seating area
- New lease offered

loveday





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 registered for VAT, so VAT at the prevailing rate 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 2026 of £18,500.
Applying the Retail Rate multiplier of 38.2 pence the rates payable will be approximately £7,067 for the year 2026/27.
The occupier's eligibility for rate relief and confirmation of the rates payable should be checked with Wiltshire Council's Business Rates department. businessrates@wiltshire.gov.uk or 01249 706290

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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