TO LET - RETAIL

17 - 19 London Road

Calne, SN11 0AA

Key Highlights

- 524 sq ft
- Main road loacation on edge of town centre
- New single lease for shop & flat
- Ground floor shop with 1 bed flat above
- Free parking bays directly outside
- £15,000 per annum NO VAT.

Description

17 - 19 London Road comprises a semi detached property with a self contained retail shop on the ground floor and a separate self contained 1 bedroom flat above.

The ground floor shop is accessed directly of the pavement into an open plan retail space with a single toilet and storage space at the rear.

To the side of the shop is a separate doorway opening onto stairs leading up to the first floor flat that comprises a living room, 1 double bedroom, a kitchen and a bathroom/WC. There is loft space that has not been inspected.

The flat has gas central heating, UPVC double glazed windows and the kitchen is fitted with an electric hob and gas oven.

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.

This property is located approximately 0.5 miles to the east of the town centre, fronting the main A4 road leading toward Marlborough, It is slightly set back from the road with a parking bay for X vehicles directly in front of the shop.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail shop	524	48.68	Available
Ground - Storage	132	12.26	Available
1st - Living Room	170	15.79	Available
1st - Double bedroom	124	11.52	Available
1st - Kitchen	53	4.92	Available
1st - Bathroom / WC	47	4.37	Available
Total	**1,050**	**97.54**	

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Terms
The whole property is offered by way of a new single lease to encompass both the shop and flat.

Rent
£15,000 per annum. There is NO VAT payable on the rent.

Business Rates / Council Tax
The ground floor shop has a Rateable Value effective from 1st April 2026 of £7,900. It is therefore well below the threshold for full Small Business Rate Relief for qualifying occupiers.

The flat is listed as Council Tax Band A

Energy Performance Certificates
The ground floor shop is assessed at 63 in Band C

The residential flat is assessed at 60 in Band D.

Copies of the Certificates are available from the agent on request.

Utilities
All mains services are available at the property, ,though there is no current gas supply to the shop. The flat has gas central heating.

Legal Costs
Each party will be responsible for their own legal costs incurred in the negotiation and agreement of the lease.

Contact

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