



**RETAIL UNIT TO LET**

**PROMINENT HIGH STREET LOCATION**

**1331 SQ FT (123.7 SQM)**

**22 HIGH STREET, CALNE,  
WILTSHIRE, SN11 0BP**

**Kavanagh's**

## LOCATION

Calne is a busy market town in the district of North Wiltshire. Nearby towns include Chippenham (6 miles) and Swindon (18 miles).

## DESCRIPTION

The property (formerly the Post Office) has three windows and a separate door fronting the High Street. Internally it has a principal retail area with additional storage and office areas together with wc facilities.

## ACCOMMODATION

|                        | Sq ft        | Sq m         |
|------------------------|--------------|--------------|
| Sales Area             | 536          | 49.8         |
| Rear of former counter | 243          | 22.6         |
| Store                  | 117          | 10.9         |
| Store                  | 130          | 12.1         |
| Safe                   | 85           | 7.9          |
| Staff Room             | 156          | 14.5         |
| Store                  | 64           | 5.9          |
| <b>Total</b>           | <b>1,331</b> | <b>123.7</b> |

## SERVICES

We are advised by the Landlord that mains water, drainage and electricity are connected to the unit. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

## TERMS

The shop is available on new effective full repairing and insuring lease at a rental of £12,000 pa for a term ending 2022. The Tenants right to renew to be excluded.

## RATES

The rateable value is £14,250 but may be subject to re-assessment. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority - Wiltshire Council: 0300 456 0100.

## EPC RATING (This is how energy efficient the property is)

Certificate Reference No.: 9920-6058-0398-8260-2000  
D (76-100) = 98.

## SERVICE CHARGE

There is a service charge to cover the maintenance of the common areas and facilities.

## VAT

All prices quoted are exclusive of VAT

## LEGAL COSTS

Each party to pay their own legal costs.

## VIEWING

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## Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

## Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (07/17) 8031

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