



STIBBARD
PROPERTY



20 Church Street, Calne, Wiltshire, SN11 0HS

A prominent and well positioned A1 retail unit in the centre of Calne totalling 5,123 sq ft over two floors.

The unit benefits from a large & flexible retail area on the ground floor which is ripe for development, subject to planning permission. There are a number of rooms on the first floor together with a 1,300 sq ft garden to the rear.

Calne is situated within easy reach of Chippenham, Marlborough, Swindon & London along the A4 & M4.

- 3,287 sq ft of retail space on the ground floor.
- Currently occupied by a pop-up charity.
- Services: Mains water, electricity and drainage.
- Rateable value of £21,750. C.£7,105 rates payable per annum.
- **For sale: £345,000.**
- The building does not attract VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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