



STIBBARD
PROPERTY



20 Church Street, Calne, Wiltshire, SN11 0HS

A prominent and well positioned E Class 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 with side access which could be suitable for supermarket or café use. There are a number of rooms on the first floor together with a 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.
- Landlord fitout contribution via a rent free period.
- Services: Mains water, electricity and drainage.
- Full repairing and insuring lease.
- Garden with rear access.
- Potential to divide property into smaller units.
- **To let as a whole: £1,800pcm** Terms negotiable.
- 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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		<p>STATUS</p> <p><input type="checkbox"/> PRELIMINARY</p> <p><input type="checkbox"/> APPROVAL/COMMENT</p> <p><input type="checkbox"/> TENDER</p> <p><input checked="" type="checkbox"/> AS FITTED</p> <p>DATE: 04.10.19</p> <p>SCALE: 1:100@A3</p>		<p>PROPERTY ADDRESS</p> <p>20 Church Street Calne</p> <p>TITLE</p> <p>First Floor Existing Layout</p> <p>DATE: CS_002 - FF</p> <p>REF: -</p>		
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LEGEND:

Beam or bulkhead

Non-solid surface/Paneling

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