



STIBBARD
PROPERTY



20 Church Street, Calne, Wiltshire, SN11 0HS

A prominent and well positioned Development Opportunity in the centre of Calne totalling 5,123 sq ft over two floors. The unit benefits from planning permission for conversion to two shops, five workshops and nine offices under planning number: 20/07270/FUL. 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 charity paying £1,200 pcm.
- Services: Mains water, electricity and drainage.
- Potential to develop residential to the rear subject to planning permission.
- **Offers in excess of £275,000.**
- 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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