



STIBBARD
PROPERTY

Multiple Units to LET



Calne Arcade, 20 Church Street, Calne, Wiltshire, SN11 0HS

A prominent and well positioned E Class retail unit with plans to divide into 6 smaller retail units and a café. The space includes a communal kitchen and W/C. Units range from 183 sq ft to 399 sq ft with further office/storage space available upstairs. The café space comes to a total of 385 sq ft plus garden space with shared external access. 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.
- Communal Kitchen & W/Cs.
- Communal entrance to building front and rear.
- Services: Mains water, electricity and drainage.
- IRI lease.
- Café & outdoor garden with rear access.
- Plans to divide into small retail units.
- **Retail units to let: £229 - £499 pcm.**
- **Café space to let: £801 pcm.**

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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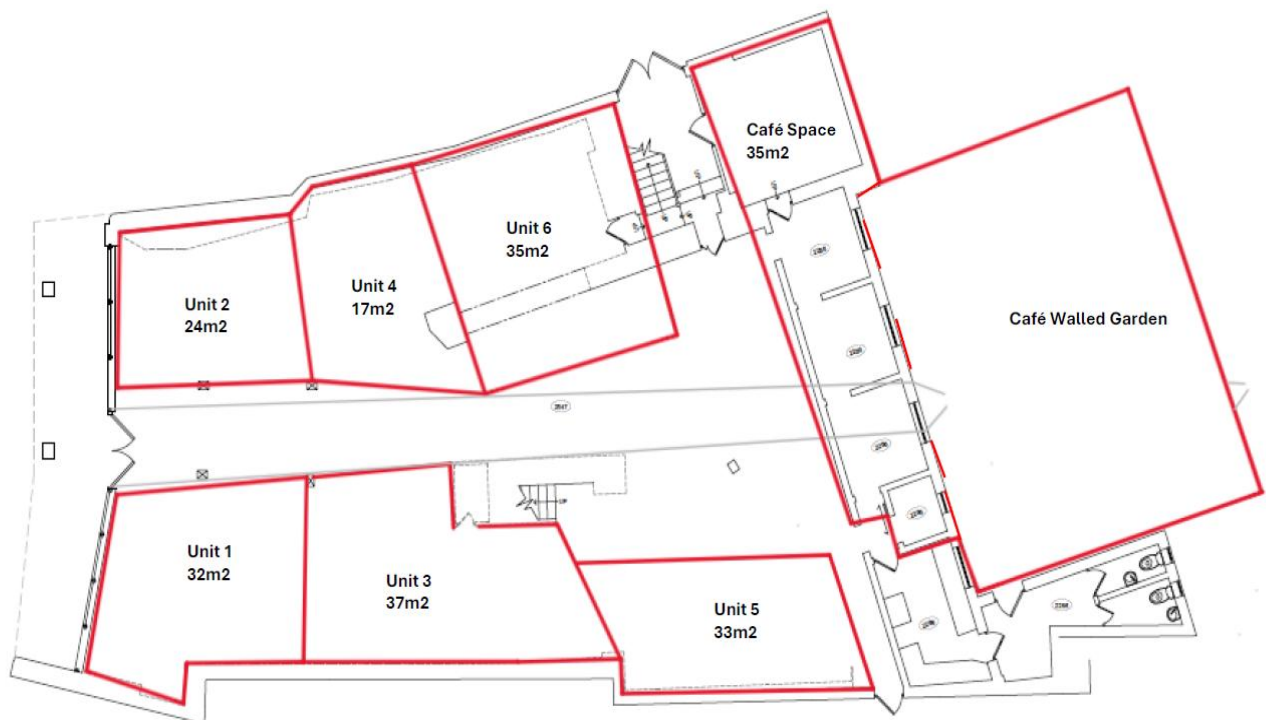
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Available Units	Size (sq ft)	To Let: (£ pcm)
Unit 1	355 sq ft	£592
Unit 2	263 sq ft	£438
Unit 3	399 sq ft	£499
Unit 4	183 sq ft	£229
Unit 5	357 sq ft	£447
Unit 6	348 sq ft	£435
Café	385 sq ft	£801

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