

# TOWN CENTRE RETAIL UNIT TO LET NEXT DOOR TO COSTA COFFEE



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## PRIME RETAIL UNIT

448 Sq Ft / 41.61 Sq M  
Plus first floor storage

- Next door to Costa Coffee
- Opposite Boots
- New lease offered
- £11,000 per annum
- No VAT
- Parking space included

2 PHELPS PARADE, CALNE, WILTSHIRE, SN11 0HA

## LOCATION

Calne is a popular and expanding North Wiltshire town, strategically placed on the A4 approximately 7 miles east of Chippenham and 13 miles west of Marlborough.

The property forms part of the pedestrianized Phelps Parade shopping precinct and is located directly opposite Boots the Chemist and in between Costa Coffee to one side and the popular Dorothy House charity shop to the other side. Sainsbury's supermarket is only a short distance away.



## DESCRIPTION

The shop has direct access from the shopping precinct into an open plan retail area, and has a small storage space at the rear with a door to the rear service yard.



A stairway leads to the first floor that could be used as storage or office space. Also on the first floor is a single toilet.

To the rear of the property is a communal service yard, within which the tenant will be permitted to park one vehicle.

## ACCOMMODATION

	Sq M	Sq Ft
<b>Ground floor</b>		
Retail area	33.81	364
Store	7.80	84
<b>41.61</b>	<b>448</b>	
<b>First floor</b>		
Store / office	36.79	396
Single toilet		
<b>TOTAL</b>	<b>78.4</b>	<b>844</b>

## CAR PARKING

The tenant will be permitted to park one vehicle in the rear service yard.

There is limited short term on street parking close by on Wood Street, or longer term free car parking only a short distance away in The Pippin.

## TERMS

The shop is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£11,000 per annum.

The property is not registered for VAT, so no VAT is payable on the rent.

## SERVICE CHARGE

A service charge will be payable toward the repair and maintenance of on the common areas of Phelps Parade.

## BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Shop & premises”

Rateable Value       £8,000

The Rateable Value is below the current threshold for full Small Business Rate Relief for qualifying businesses.

## USE

The shop now falls within the Class E Use Class, so can be used for most retail uses with the exception of the sale of hot food, which would require Landlord’s consent and a Change of Use.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available from the agent as soon as it is registered.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

## VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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