

TOWN CENTRE RETAIL UNIT TO LET



huwthomascommercial.com

01249 704345



PRIME RETAIL UNIT
LEASE FOR ASSIGNMENT

897 sq ft / 83.36 sq m

- Close to M & Co, Sainsburys, Costa Coffee and Boots the Chemist
- Lease with 8 years remaining
- £13,750 per annum
- No VAT
- Parking included

8 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 close to M & Co., Sainsburys, Boots the Chemist and Costa Coffee.

There is free public car parking a short distance away adjacent to Sainsburys and in The Pippin.

DESCRIPTION

The shop has direct access from the shopping precinct into an open plan retail area currently trading as a hair salon.

The retail area is well presented with a wooden floor covering, suspended ceiling with inset lighting. There are wall mounted electric heaters.

At the rear of the ground floor are 3 small partitioned rooms and single toilet.

A rear door leads out into a communal service yard, for deliveries.

ACCOMMODATION

| | Sq M | Sq Ft |
|---------------------|--------------|------------|
| Ground floor | | |
| Retail area | 63.41 | 683 |
| Staff room | 7.89 | 85 |
| Store 1 | 4.31 | 46 |
| Store 2 | 2.70 | 29 |
| Corridor space | 5.05 | 54 |
| Single toilet | | |
| Total area | 83.36 | 897 |

CAR PARKING

The Tenant has the right to park in the rear service yard of the property.

There is ample public car parking a short distance away adjacent to Sainsburys and in The Pippin.

LEASE

The shop is held by way of a lease for a term of 10 years from 1st January 2021.

The tenant as the option to terminate the lease on the third and sixth anniversary of the lease commencement date, upon

giving to the Landlord no less than six months prior written Notice.

If the Break Options are not operated, there is provision for a rent review to take place.

RENT

£13,750 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 £11,000

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; that would require Landlord's consent and a Change of Use.

ENERGY PERFORMANCE CERTIFICATE

The unit has been issued with an Energy Performance Certificate with a rating of 48 in Band B.

A copy of the Certificate and Recommendation Report are available from the agent on request.

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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Details prepared January 2022.



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