

**TO LET ON NEW LEASE
PROMINENT RETAIL UNIT CURRENTLY FITTED OUT AS A LAUNDRETTE**



huwthomascommercial.com

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**LARGE RETAIL SHOP –
AVAILABLE FOR ONGOING
USE AS A LAUNDRETTE OR
AS A SHELL FORMAT UNIT**

**1,754 Sq Ft
163 Sq M**

- Town centre location
- Good visibility from A4
- Front and rear access
- Parking space
- New lease
- £15,000 pa

1 THE STRAND, CALNE, WILTSHIRE, SN11 0RB

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 Strand fronts the busy A4 running through the centre of the town, thereby benefitting from a high level of passing traffic.

Adjacent to the property are a number of independent retailers including a chemist and sandwich bar and Calne's town centre public library.

DESCRIPTION

The extensive ground floor retail unit has a large window frontage to The Strand. It has slightly recessed double door access from the front and the benefit of loading access at the rear.

The property is currently fitted out as a laundrette and is available either in its existing format for ongoing laundrette use, or alternatively the shop can be stripped out and offered as a shell format retail unit.

In its present format, there is a front retail area with a number of washing machines and driers.



To the rear of front section is a stud partition wall, with a doorway leading to the extensive rear section of the property with further machines, ironing stations and storage.



At the rear of the shop is a single toilet and double doors leading out to an external concrete ramp to the loading bay.

ACCOMMODATION

| | Sq M | Sq Ft |
|-------------------|--------|-------|
| Total retail area | 163.06 | 1,754 |

CAR PARKING

There is 1 parking space allocated for the shop tenant.

TERMS

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

RENT

£15,000 per annum exclusive of VAT.

PLANNING / USE

The property currently has a Sui Generis planning use as a laundrette. Any alternative use will therefore require a Change of Use.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the external structure of the property; the common areas such as the rear car park and loading bay and a contribution to the insurance of the building. The service charge in recent years has not exceeded £750 + VAT.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1st April 2023 of £15,750.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate on the property has expired and a new one has been commissioned. The previous Certificate was a rating of 59 in Band C.

A copy of the new Certificate 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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Details prepared January 2024.

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