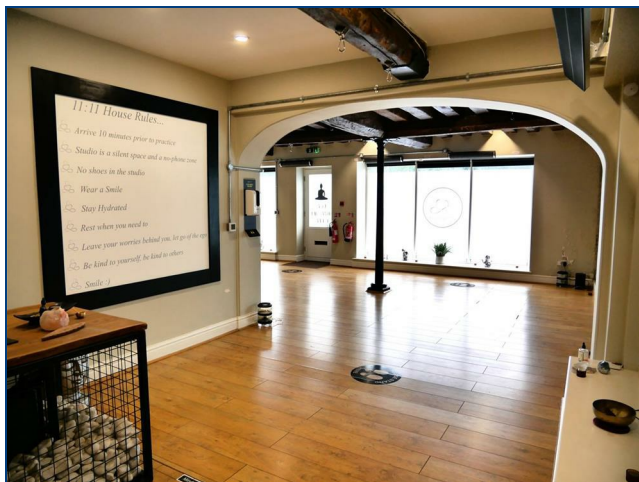
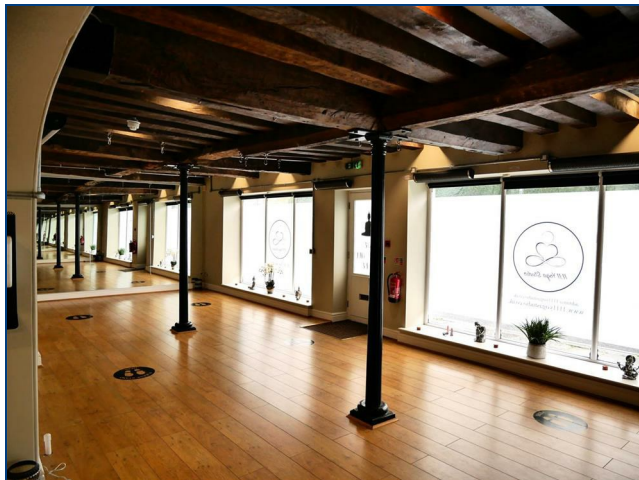




Church Street, Calne
£120,000



A charming and excellently positioned Grade II listed property, within the Heritage Quarter of Calne. Included is a large open plan area, store room, kitchen area and a toilet. The property can be accessed from Church Street itself or via St Marys Courtyard to the rear which is accessible from the Church Street car park. The property is held on a long lease dated 1 February 1996 for a term of 999 years. The lease permits uses of A1, A2, A3 and D2.



LOCATION

Calne is a north Wiltshire market town approximately 5 miles east of Chippenham and 13 miles west of Marlborough. Junction 17 of the M4 is 14 miles north of Chippenham which also has a main line railway station which connects to London Paddington. The property is located on Church Street which is part of the Heritage Quarter of Calne and is steeped in history.

THE PROPERTY

The available property comprises of a self contained ground floor property currently occupied by a Yoga

Studio. There is a large open plan area, store room, kitchen area and toilet. The property can be accessed from Church Street itself or via St Marys Courtyard which is accessed via the Church Street car park situated at the rear. The property is held on a long lease dated 1 February 1996 for a term of 999 years. The lease permits uses of A1, A2, A3 and D2.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has been measured on a net internal area basis and the floor areas have

been calculated as follows

Ground floor offices- 767 sq ft (71.3 sq m)

SERVICE CHARGE

There is a service charge payable by the owner to cover the maintenance of the common areas of St Mary's Courtyard.

SERVICES

We are advised that drainage, water and electricity are connected. However, we have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

TERMS

The property is available to purchase by way of assignment of the residue of the existing lease for a price of £125,000.

RATES

The Valuation Office Website describes the property as 'Shop and Premises' with a rateable value of £9800. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority – Wiltshire Council.

PLANNING

The premises most recent use was that of D2, now known as Class E.

EPC RATING- C

An energy performance certificate has been produced in accordance with the regulations; Further information is available from the agents.



