

KAVANAGHS

SELF CONTAINED FIRST FLOOR OFFICES

ENTRANCE OFF THE HIGH STREET

449 SQ FT (40.83 SQ M)

TO LET



FIRST FLOOR POST OFFICE CHAMBERS

HIGH STREET

CALNE, SN11 0BP

13 High Street, Melksham, Wiltshire. SN12 6JY

01225 703082

www.kavanaghs.co.uk



United Registrar of Systems Cert No. 1256

First Floor Post Office Chambers, High Street, Calne, Wiltshire, SN11 0BP

Location: Calne is a busy market town in the district of North Wiltshire. Nearby towns include Chippenham (6 miles) and Swindon (18 miles).

The accommodation is located at first floor above the former Post Office in a prominent central location in the pedestrianised part of Calne High Street.

Description: The entrance to the accommodation is at ground floor from the High Street. There is a small ground floor lobby and stairs up to the first floor landing leading onto a store room and wc facilities. The accommodation benefits from good natural light onto the rear access corridor and to the three offices which each overlook the High Street. The property is carpeted and benefits from central heating throughout.

Accommodation:	Net office area:	417 sq ft	38.74 sq m
	Storage:	32 sq ft	2.09 sq m
	Total	449 sq ft	40.83 sq m

Services: Mains water, electricity and drainage are connected. The central heating is electric.

Terms: The landlords are prepared to agree a flexible lease for either a short or long term and incentives are available subject to status and terms agreed. At a rental of £2,000 per annum. The tenants right to renew will be excluded.

Rateable Value: The property has a rateable value of £2,000. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority Wiltshire Council: 01249 706 111.

Legal Costs: Each party to pay their own legal costs.

Viewing: By appointment with the sole agents Kavanaghs, 13 High Street, Melksham. Tel 01225 703082.

The code of practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: www.commercialleasecodeew.co.uk.

These particulars and the information and measurements contained herein, are given as a guide only. Prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues