



## **SELF CONTAINED FIRST FLOOR OFFICES ENTRANCE OFF THE HIGH STREET TO LET**

**449 sq ft (40.83 sq m)**



**FIRST FLOOR POST OFFICE CHAMBERS  
HIGH STREET, CALNE  
WILTSHIRE  
SN11 0BP**



**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





**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.

<b>Accommodation:</b>	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

**Terms:** The landlords are prepared to agree a flexible lease for up to 2 years at a rental of £3,500 per annum. The tenant's right to renew will be excluded.

**Services:** Mains water, electricity and drainage are connected. It has electric central heating. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

**Rateable Value:** The property has a rateable value of £2,225. 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: 0300 456 0100.

**VAT** All prices quoted are exclusive of VAT

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

**Viewing:** Strictly by appointment with the agent:  
**Contact: Henry King T: 01225 341004 Email: henryking@kavanaghs.co.uk**

**Date of particulars:** November 11

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.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk) Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection 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. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment. 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.

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