



MBI Real Estate | Commercial Letting

Class E retail / restaurant premises available to let

7 Harrier Close, Lansdowne Centre, Calne, Wiltshire, SN11 9UT

MBI Real Estate Limited is NAEA Regulated

Highlights

Prime neighbourhood retail precinct

NIA 95.61 sq m / 1,029 sq ft

Ample car parking

Located next to Tesco Express

Suitable for a variety of uses

Available on a new lease

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Location

The property is located in the affluent town of Calne situated in Wiltshire. The property occupies a prominent position on Harrier Close, a small neighbourhood precinct, and serves a number of residential houses within the area. Nearby occupiers include Tesco Express, Real Life Services, Wok Express and Beverbrooke Medical Centre.

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Property

The property comprises a ground floor retail unit which occupies a prominent frontage on the neighbourhood precinct. Internally the property comprises retail space to the front and a storage area to the rear. Deliveries can be accessed and loaded to the rear of the property and there is ample car parking for staff and customers on the precinct.

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Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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Rates

Charging Authority: Wiltshire District Council

Description: Shop and Premises **Rateable value:** £9,700 **UBR:** 0.512 **Period:** 2021-2022

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

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General information

VAT will be charged in addition to the rent at the prevailing rate.

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

We understand that mains supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area: NIA 95.61 sq m / 1,029 sq ft.

The property is available to let by way of an effectively Full Repairing and Insuring lease for a term to be agreed.

To view the premises and for any additional information please contact the sole joint agents MBI or Banks Long & Co.

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Other information

MBI has signed the Conflict Avoidance Pledge and therefore act with the upmost integrity in handling all instructions in a transparent manner and to proactively avoid conflict. The value of collaborative working with a commitment to resolving any issues early. As such, parties are requested to provide full details upon submission of any offer so that relevant checks can be made, followed by full heads of terms in draft for all parties to consider in their own time and with professional advice as required.

Floor plans and technical information is available, where possible, on request to fully disclosed parties and are to be held and treated in strict confidence.

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Regulatory compliance

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address. MBI for themselves and for the vendors or lessors of this property whose agents they give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

(iii) no person in the employment of MBI has any authority to make or give any representation or warranty whatever in relation to this property

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Agency Contact

MBI Real Estate

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Or joint agent Banks Long & Co

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