



STIBBARD  
PROPERTY



### 6 London Road, Calne, Wiltshire, SN11 0AB

A highly prominent retail/office (E class) double fronted showroom near the centre of Calne. 6 London Road comes to a total of approximately 334 sq ft on the ground floor with a 266 sq ft sales area with a store to the rear and a WC. The unit sits on the A4 which connects Bath to London. The market town of Calne is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- Effective FRI lease on the ground floor.
- Eligible for 100% small business rates relief.
- Convenient on street parking nearby.
- Highly visible position with a significant quantity of passing traffic.
- Services: Mains water, electricity, and drainage.
- To let for **£575 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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