



11-13 Curzon Street  
Calne  
Wiltshire  
SN11 0DB

Workshops with Retail Space  
Approximately 8,729 Sq Ft (810.09 SqM)

- Prominent roadside position.
- Investment opportunity.
- Development potential subject to planning.
- Popular market town location.

## LOCATION

The property is located in a prominent position fronting Curzon Street to the west of the town centre. Calne is located approximately 5.5 miles east of Chippenham and 10 miles south of Swindon. Access to the M4 Motorway is available via J17 Chippenham and J16 Swindon.

## DESCRIPTION

The property comprises an operational vehicle repair workshop and retail store. The premises have been expanded over time creating a high-density site coverage. The site is currently leased to Calne Garage Services Ltd expiring on 31st March 2029.

## QUOTING PRICE

Please apply to the agents.

## SERVICES

Mains water electricity and drainage is connected. Prospective purchasers to make their own enquiries regarding the availability capacity and condition of services.

## AML

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

## ACCOMMODATION

	SqM	SqFt
11-13 Curzon Street	810.90	8,729
Total	810.90	8,729

Site Area 0.252 acres (0.102 ha)

## TENURE

The property is let to Calne Garage Services Ltd terminating on 31st March 2029 at a Rent £26,796 per annum exclusive. Please apply to agents for full lease details.

## PLANNING

The current use of the site is that of vehicle repair workshop. The site has potential for alternative uses subject to planning.

Prospective buyers are advised to make their own enquires regarding their intended use to: Development Management, Economic Development and Planning, County Hall, Bythesea Road, Trowbridge, BA14 8JN.

Tel: 0300 456 0114

Email: [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

## LEGAL COSTS

Each party to be responsible for own legal costs.

## BUSINESS RATES

The property is described as vehicle repair workshop and premises with a rateable value of £38,250. Prospective buyers are advised to make their own enquiries as to the business rates payable.

## VAT

All Prices Quoted are exclusive of VAT.

## EPC

The EPC has been commissioned and the certificate is awaited.

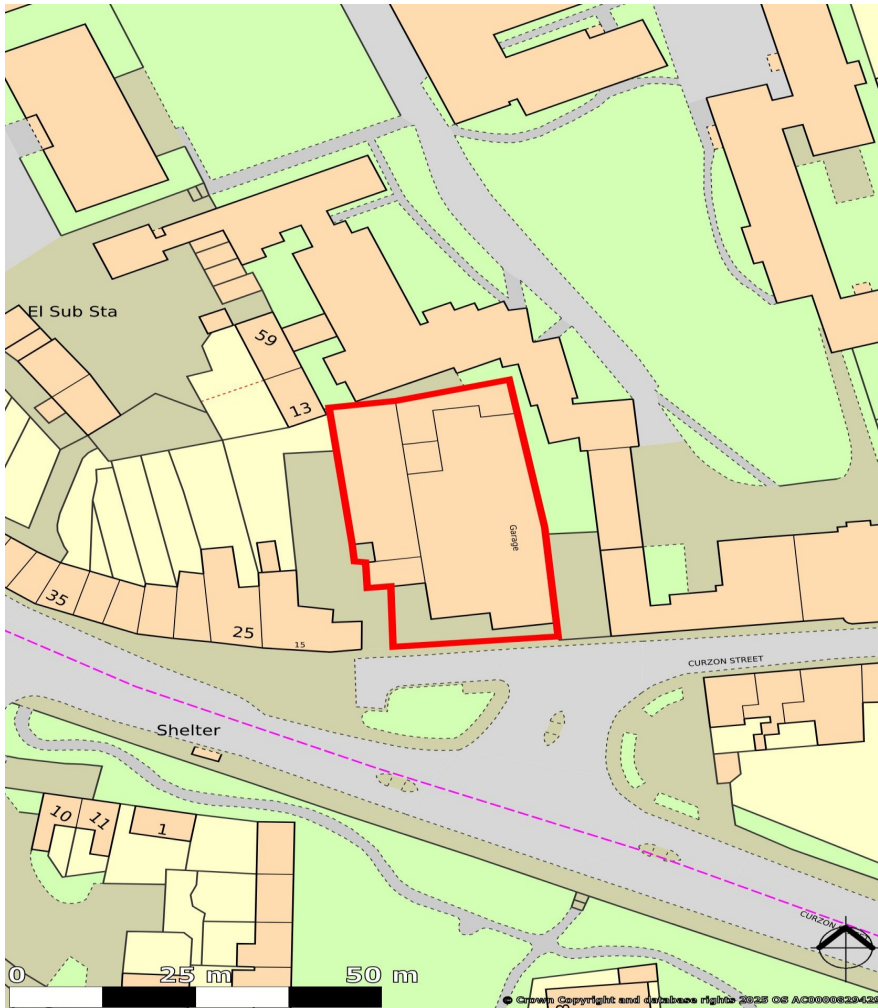
## VIEWINGS

Viewings can be arranged by prior appointment with sole agents of Carter Jonas.

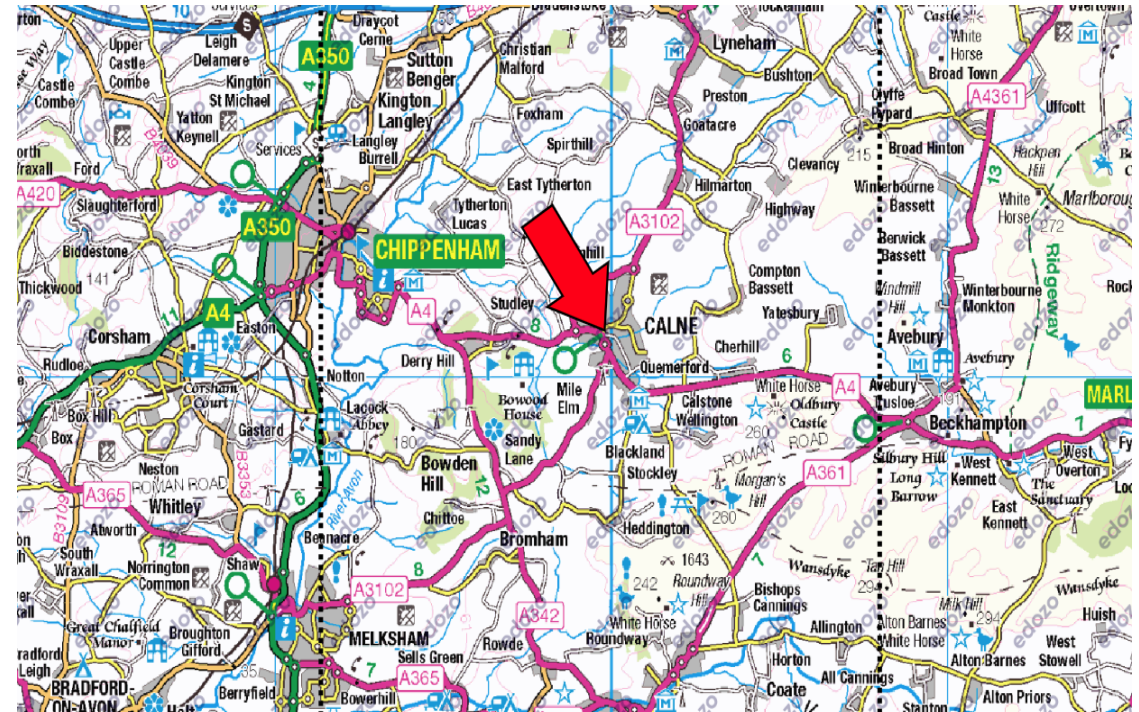


**SUBJECT TO CONTRACT**





FOR IDENTIFICATION PURPOSES ONLY



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

**Alison Williams MRICS**

0117 922 1222 | 07917041109

[Alison.williams@carterjonas.co.uk](mailto:Alison.williams@carterjonas.co.uk)

**Ed Cawse MRICS**

0117 922 1222 | 07425 632476

[Ed.cawse@carterjonas.co.uk](mailto:Ed.cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

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November 2025

**Carter Jonas**