



**46 Curzon Street
Calne Wiltshire
SN11 0DG**

**Former Car Showroom/ Café with Parking
Approximately 1,939 Sq Ft (180.12 Sq M)**

- 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 was a former car showroom, petrol filling station and a curtain retailer. It has now been converted to a café with kitchen and customer seating area with office and storage areas.

There is a sizeable forecourt to front. The site is currently leased to Calne Garage Services Ltd expiring on 31st March 2029 and sub-let to a café operator.

We are informed that petrol tanks have been decommissioned. Please apply to the agents for ground investigation reports.

QUOTING PRICE

Please apply to the agents.

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own legal costs

ACCOMMODATION

	SqM	SqFt
46 Curzon Street	180.12	1,939
Total	180.12	1,939
Site Area	0.24 acres (0.097 ha)	

TENURE

The property is to let to Calne Garage Services Ltd terminating on 31st March 2029 at a Rent of £15,000 per annum exclusive. The site is currently sub-let to a café operator. Please apply to agents for full lease details.

PLANNING

46 Curzon Street has been the subject of the following application which has been approved. Application -19/01335/FUL

Decision Date - 01/04/2019

Proposal - Application for change of use from car showroom (sui generis) to retail (Class A1)

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

BUSINESS RATES

According to the valuation office website the property is described as “car showroom and premises” with a Rateable Value of £26,000” Prospective buyers should make their own enquiries in respect of the exact rates payable.

VAT

All Prices Quoted are exclusive of VAT.

EPC

The property has a EPC rating of Band D (87)

VIEWINGS

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

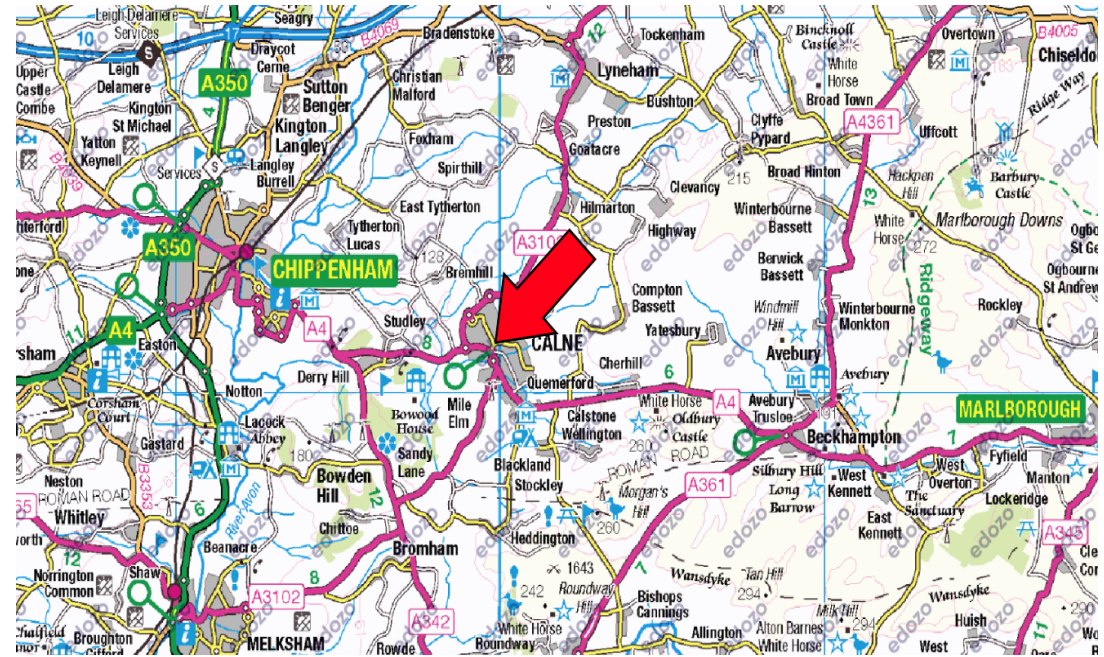
ANTI MONEY LAUNDERING CHECKS

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.

SUBJECT TO CONTRACT



FOR IDENTIFICATIONAL PURPOSES ONLY



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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November 2025

Carter Jonas