



12 Market Place
Devizes
Wiltshire
SN10 1HT

Large Prominent Retail Unit In The Heart Of Devizes Town Centre

Total Sales Area Approximately 54.16 Sq M (583 Sq Ft)

- Prominent Town Centre Location
- Additional Ancillary Space Available If Required
- Nearby Occupiers Include Costa Coffee, WHSmith, Lloyds Bank And Others

LOCATION

The property is located on the east side of Market Place in a prominent retailing location within Devizes town centre. It is adjacent to the main town bus stop and taxi rank. Time-restricted free parking is available in the town centre and pay & display car parks are a short walk away. Nearby occupiers include Strakers Estate Agents, Costa Coffee, WHSmith, Carphone Warehouse, Lloyds Bank and others.

Devizes is an attractive market town located within central Wiltshire. It has a well-regarded town centre with a good range of shopping and recreational facilities. The town's economy revolves predominantly around manufacturing, retailing and the service sector. Nearby centres include:

- o Trowbridge (16 km)
- o Chippenham (18 km)
- o Marlborough (24 km)
- o Bath (32 km)
- o Swindon (32 km)

DESCRIPTION

The property comprises a retail unit within Grade II Listed building with ancillary basement and storage. To the rear of the property there is an office, staff room with kitchenette and WCs.

Externally, the property benefits from a rear garden where two sheds are installed. Power is provided to one of the sheds.

TERMS

The property is available by way of new lease for a term of years to be agreed.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Sales Area	54.16	583
Ancillary Office	24.24	261
Ancillary Storage Area	8.36	90
Basement	43.97	473
TOTAL	130.73	1,407

Please note: At first and second level additional offices of 159.18 sq m (1,714 sq ft) are available if required.

RENTAL

Shop - £25,000 per annum exclusive.
Whole building – on application.

RATEABLE VALUE

Rateable Value: £16,243 (shop only)

Rates Payable (2017/2018): £7,780

This is an estimate only and takes no account of possible transitional adjustment.

VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



Carter Jonas

Colin Scragg FRICS or Georgia Georgieva

01225 747260

Colin.Scragg@carterjonas.co.uk or Georgia.Georgieva@carterjonas.co.uk

St James House, The Square, Lower Bristol Road, Bath, BA2 3BH.

carterjonas.co.uk

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