



£10,000 pa
2nd & 3rd Floors
41 St. Johns Street
Devizes SN10 1BL



Offices on the upper floors above the Natwest Bank plus useful cellar storage space.

- Street level access from St. Johns Street
- Prestigious building shared with the Natwest Bank
- Net Internal Area 2,413 sq ft plus cellar
- Town centre location with views over the Market Place
- Well-presented offices on two floors with lots of storage space



LOCATION

The offices are situated in Devizes Town Centre on the edge of the Market Place.

Devizes is situated in the centre of Wiltshire, approximately 20 miles due South of Swindon and 24 miles due North of Salisbury. The nearest access to the M4 motorway is at Swindon (junctions 15 and 16) and Chippenham (junction 17). Mainline railway stations are at Pewsey, Chippenham and Trowbridge.

Devizes has an urban population of 11,715 people (2011 Census).

DESCRIPTION

The second and third floors and cellar of a fine period building (listed grade II). The second floor includes four office rooms, a reception, boardroom, kitchenette, storeroom and toilet facilities. The top floor includes three office rooms and a store.

A new gas boiler serves radiators on the second floor and new energy efficient electric heaters serve the top floor. There is no allocated parking but season tickets may be available from Wiltshire Council.

ACCOMMODATION

Net Internal Area	2,413sq ft (224.19 sq m)
Cellar (storage)	1,739 sq ft (161.60 sq m)

All measurements are approximate and are recorded in accordance with the RICS Code of Measuring Practice, 6th Edition.





LEASE TERMS

Available on a new lease, the terms of which are to be agreed and will be subject to contract. References and a deposit may be sought. Each party is to bear its own legal costs in the transaction.

BUSINESS RATES

From the 2017 list the RV is £9,100. Since this is below the £12,000 threshold, no business rates are currently payable for occupiers for whom this is their only trading location. Please note that the RV is not the same as the business rates payable.

More information may be obtained from www.gov.uk/introduction-to-business-rates



OTHER INFORMATION

An EPC has been commissioned and will be available shortly.

A copy of the asbestos survey will be available from the agent.

We understand that the rent will not be subject to VAT.

We recommend that all applicants make their own enquiries.

Applicants are recommended to refer to the RICS Code of Practice for Commercial Leases.

Details prepared October 2019.

VIEWING DETAILS

Available strictly through the sole agents,
Jones Robinson incorporating Martin Walker by contacting Jonathan Shortt



All enquiries:
Jonathan Shortt
07878 397301

jonathan@mwwilts.co.uk



3 Wine Street
Devizes
SN10 1AP

www.mwwilts.co.uk

Martin Walker Estate Agents Ltd, on behalf of and for the Vendors or Lessors of this property whose agents they are, gives notice that: **(1)** these particulars are set out as a general outline only for the guidance of intending purchasers and lessors and do not constitute, nor constitute part of, an offer or contract. **(2)** all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct, but intending purchasers or lessors should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them **(3)** no person in the employment of Martin Walker Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to this property. **(4)** unless otherwise stated, all prices and rents are quoted exclusive of VAT.