



Huw Thomas
commercial

EXTENSIVE RETAIL UNIT

1,468 sq.ft/136 sq m plus storage space

TO LET ON NEW LEASE



Key Points:

- * Central location off The Brittox
- * Access from front and rear
- * Attractive Listed Building
- * Public car park at rear
- * £20,000 per annum

**20a THE BRITTOX, DEVIZES,
WILTSHIRE, SN10 1AJ**

LOCATION

Devizes is a busy market town located on the A361 giving access to Swindon approximately 18 miles to the north east; Chippenham approximately 11 miles to the north west and Marlborough approximately 9 miles to the east. To the south, Andover is approximately 32 miles south east via the A342 and Salisbury approximately 24 miles south via the A360.

The Brittox is the main pedestrianised shopping street in the centre of the town. This property benefits from access from both The Brittox and the main town centre pay & display car park at the rear. The shop frontage is between Warrens Bakery and Tenovus charity shop.

DESCRIPTION

20a The Brittox is an attractive Listed Building that provides an extensive ground floor retail sales area with storage on the upper floors.

The ground floor shop has wooden boarded floor covering and painted walls and recessed spot lighting to the majority of the shop. There is a single toilet at the rear.

The first floor space could be used for storage of office purposes, plus one room used as a kitchen/ rest room. There is also some additional basic storage space available in the roof space.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor area	136.38	1,468
First floor storage	61.87	666

PARKING

The shop unit has 2 allocated parking spaces at the rear.

The main town centre pay & display car park is also located immediately to the rear of the property.

TERMS

The shop is offered by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum.

We are informed that the property is NOT registered for VAT, therefore there is no VAT payable on the rent.

SERVICES

The property is connected to mains water, drainage and electricity.

No tests have been undertaken on the services provided. We recommend that prospective tenants satisfy themselves that the services supplied comply with current regulations and meet their occupational requirements.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Shop & premises” Rateable Value £17,750.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be available from the agent as soon as it is registered.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.



