



**Huw Thomas**  
**commercial**

**TOWN CENTRE RETAIL UNIT**  
**APPROX 1,253 sq.ft / 116.40 sq.m**  
**TO LET ON NEW LEASE**



**Key Points:**

- \* Fully refurbished
- \* Centrally located
- \* Close to car parking
- \* New lease offered
- \* £18,000 per annum

**12 MARKET PLACE, DEVIZES,**  
**WILTSHIRE, SN10 1HT**

## **LOCATION**

Devizes is a popular market town with a population in the region of 15,000 people. The town is also the centre of a strong rural catchment area, which includes many villages and hamlets. The town is approximately 20 miles south west of Swindon and 9 miles south east of Chippenham.

This Grade II Listed property is located in the Market Place with adjacent occupiers including estate agents, accountants, an employment agency and a fish & chip shop.

## **DESCRIPTION**

The double fronted property has a central entrance door leading directly into a large open plan space suitable for retail or office use.

The property is currently undergoing refurbishment but will be offered fully redecorated and carpeted with new electric heating and lighting.

At the rear of the property is a further office plus a newly fitted kitchen and both male and female toilets.

## **ACCOMMODATION**

	<b>Sq M</b>	<b>Sq Ft</b>
Retail area	92.90	1,000
Rear office	23.50	253
<b>TOTAL</b>	<b>116.40</b>	<b>1,253</b>

## **TERMS**

The property is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## **RENT**

£18,000 per annum.

The rent is quoted exclusive of VAT. We recommend that potential tenants clarify the VAT status before making any offer on the property.

## **USE**

The property currently has a Class A1 (General Retail) use. Many adjacent occupiers are Use Class A2 (Financial and Professional Services) so we believe that such use would be acceptable in this property should it be applied for. We recommend that parties interested in any alternative use make their own enquires direct to Wiltshire Council.

## **BUSINESS RATES**

The Valuation Office Agency website lists the property as –

“Shop & premises” - Rateable Value - £16,000.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed for energy efficiency and has been given a rating of 75 within Band C.

A copy of the EPC and Recommendation Report is available from the agents on request.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Via Huw Thomas of Huw Thomas Commercial

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[huw@huwthomascommercial.com](mailto:huw@huwthomascommercial.com)



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## Disclaimer

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Details prepared November 2019.



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