

TO LET ON NEW LEASE



huwthomascommercial.com

01249 704345

**TOWN CENTRE
RETAIL UNIT
APPROX 1,001 SQ FT
OR 92.99 SQ M**

- Clear retail space
- Centrally located
- Close to car parking
- New lease offered
- £14,000 per annum

8 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 and accountants.

DESCRIPTION

The property has a good window frontage to the Market Place, with a separate entrance door leading directly into a large open plan area suitable for retail or office use.

The ground floor has recently been redecorated and has a suspended ceiling with integral air conditioning units and lighting.

At the rear of the property are: 2 toilets, one suitable for disabled person access; a small storage cupboard; and kitchen area.

ACCOMMODATION

	Sq. metres	Sq. feet
Retail area	84.26	907
Ancillary space	8.73	94
TOTAL	92.99	1,001

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

£14,000 per annum

We are informed that the property is not VAT registered so no VAT is payable on the rent.

USE

The property was previously used as a betting shop, but we believe that any use within the new Class E (Economy) Use Class would be acceptable. We recommend that parties interested in any alternative use make their own enquires directly to Wiltshire Council.

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Betting Shop & premises”

Rateable Value - £15,250.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 56 within Band C. The Certificate is valid until the 22nd October 2029.

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

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details prepared November 2020.

Disclaimer

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Interior



Interior