

SUITABLE FOR A VARIETY OF USES



huwthomascommercial.com

01249 704345



**TWO STOREY BUSINESS UNIT
TO LET ON NEW LEASE**

990 SQ FT
91.95 SQ M

- Open plan ground floor
- 2 parking spaces
- Close to town centre
- Suitable for office/ retail/
medical uses
- £7,500 pa

7 COUCH LANE, DEVIZES, WILTSHIRE, SN10 1EB

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.

Couch Lane is one way street off New Park Street leading towards The Wharf. The property is on the left hand side with parking at the rear.

There are two public pay and display car parks within close walking distance.

DESCRIPTION

The main part of the property is a modern two storey building of brick construction under a pitched tile covered roof, with a rear single storey section under a monopitch roof.

The property has pedestrian door access from both the front and rear. In the front elevation are large windows fronting Couch Lane.

Internally the ground floor provides open plan workspace, suitable for a wide variety of uses that could include office, retail, medical care or light manufacturing.



Looking toward the front of the property.

A single toilet is also located on the ground floor.

On the first floor is a kitchen /staff room, a good size office and a storage cupboard.



Kitchen area



Looking toward the rear of the property.



First floor office with storeroom off.

ACCOMMODATION

The property has the following gross internal floor areas

	Sq M	Sq Ft
Ground floor	70.79	762
First floor	21.16	228
TOTAL	91.95	990

There is also a small area of lightweight mezzanine extending to approximately 90sq.ft that does not have any fixed form of access to it.

CAR PARKING

There are two allocated parking spaces immediately to the rear of the property.



Parking spaces at rear of property

The parking spaces are accessed via The Wharf public pay & display car park and through a "Residents Only" entrance to the parking area.

There are additional spaces available for short term visitors or longer term in the nearby Wharf Pay & Display car park.

TERMS

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

RENT

£7,500 per annum.

SERVICE CHARGE

A service charge is payable for the repair and maintenance of common parts on Couch Lane. The current service charge payable is £36 per month.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value of £5,500.

The Rateable value is therefore below the threshold for full Small Business Rate Relief for qualifying businesses.

ENERGY PERFORMANCE CERTIFICATE

A new Energy Performance Certificate has been commissioned and will be available from the agent once registered.



Front elevation

SERVICES

All mains services are supplied to the property, although the gas supply is currently capped off.

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
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Details prepared November 2021.

Disclaimer

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