

**EXCELLENT, PROMINENT OFFICE / GALLERY SPACE TO LET OR
WHOLE BUILDING FOR SALE FREEHOLD**



Huw Thomas
commercial

huwthomascommercial.com

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OFFICE / GALLERY UNIT

1,075 Sq Ft (99.87 Sq M)

- Excellent clear floor space
- Suitable for variety of uses
- Nearby on street parking
- New lease or entire building for sale freehold.
- £9,000 pa (+VAT)

FIRST FLOOR, 1 WINE STREET, DEVIZES, WILTSHIRE, SN10 1AP

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.

1 Wine Street is an impressive Listed Building at the junction of Wine Street and St John Street in the town centre, a short distance from both the Market Place and The Brittox.

It is located near to many professional service occupiers including Nat West, Barclays and HSBC Banks; estate agents, and solicitors. It is also close to a number of food and drink outlets including The Silk Mercer (Wetherspoons); the popular Peppermill restaurant and the Bear Hotel.

There is nearby short term on-street parking and longer term parking available in the Market Place.



Entrance door on St John's Street

DESCRIPTION

The self-contained first floor of the property is accessed via wooden double doors on St John's Street, providing access to a staircase leading to the first floor.

On the first floor landing are a small kitchen area, a storeroom and a single toilet.

The main first floor space is a large open plan dual aspect room with large windows overlooking the Market Place, providing excellent natural lighting. The room has carpet floor covering and spot lights fitted. New electric heating will be installed by the Landlord prior to any letting.



Main clear space

A steel spiral staircase leads to a mezzanine area overlooking the main space.



Mezzanine floor

ACCOMMODATION

	Sq M	Sq Ft
First floor		
Office /gallery area	73.49	791
Mezzanine	17.76	191
Kitchen	4.48	48
Store	4.2	45
Single toilet		
Total area	99.93	1,075

There is potential for additional basement storage space if required by a tenant.

TERMS

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

Consideration may be given to the freehold sale of the whole building. Please speak to the agent for further details.

RENT

£9,000 per annum.

We are advised that VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge will be payable by the tenant toward the repair and maintenance of the exterior of the property.

BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable value of £8,100.

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

ENERGY PERFORMANCE CERTIFICATE

A new EPC and Recommendation Report has been commissioned and will be available from the agent as soon as it is registered.

LEGAL COSTS

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

Details prepared February 2022.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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View from first floor toward Market Place