

# PROMINENT RETAIL / OFFICE UNIT TO LET OR ENTIRE BUILDING FOR SALE FREEHOLD



huwthomascommercial.com

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## RETAIL / OFFICE UNIT

895 Sq Ft ( 83.20 Sq M)  
on ground floor

- Excellent dual frontage windows
- Suitable for retail or office use
- Nearby on-street parking
- New lease or possible freehold sale
- £20,000 pa (+VAT)

**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.



St John's Street frontage

## DESCRIPTION

Sliding glazed doors open from Wine Street directly into the ground floor open-plan space with one partitioned room.

The space has a suspended ceiling with lighting and air conditioning.

To the rear of the main area is a room suitable for use as office, storage or ancillary staff accommodation.

A staircase leads down to the basement where there are male and female toilets, a kitchen and a server room.

## ACCOMMODATION

|                       | Sq M  | Sq Ft |
|-----------------------|-------|-------|
| <b>Ground floor</b>   |       |       |
| Main retail space     | 60.39 | 650   |
| Rear room             | 22.81 | 245   |
| Basement              |       |       |
| Male & female toilets |       |       |
| Kitchen               | 12.56 | 135   |
| Server room           | 9.93  | 107   |

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

£20,000 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 £20,500.

## ENERGY PERFORMANCE CERTIFICATE

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

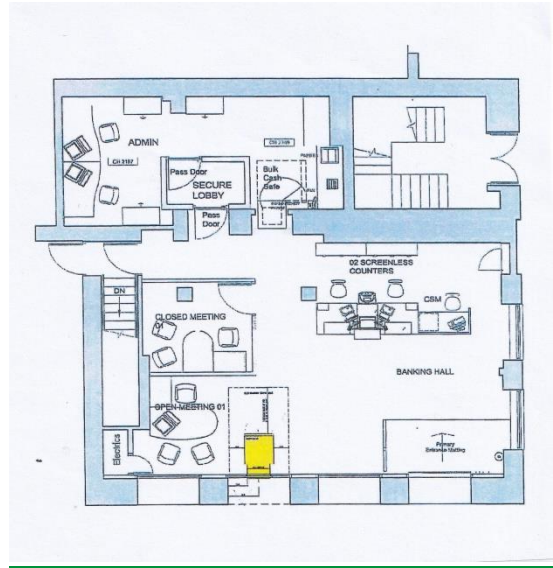
## LEGAL COSTS

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

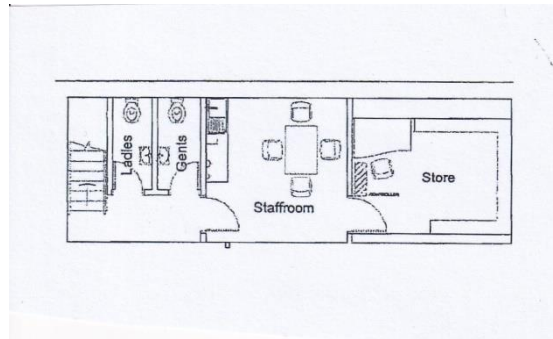
## VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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



Indicative ground floor layout



Indicative basement layout

## Disclaimer

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Details prepared February 2022.