



LEASE AVAILABLE

DEVIZES— 31 MARYPORT STREET, SN10 1AG

GROUND + 2 FLOORS: 44.87 SQ M - 483 SQ FT

****SUBJECT TO VACANT POSSESSION****

LOCATION

Devizes is a historic market town in the heart of Wiltshire, ideally positioned with easy access to the M4, Chippenham and Trowbridge. This very prominent corner located property is directly opposite **Nationwide** and **Wiltshire Air Ambulance Charity** and close to other well known occupiers to include **M&S**, **Oxfam**, **Specsavers** and **Poundland**.

Street view link: [29 Maryport St - Google Maps](#)

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

| | | |
|---------------|------------|-------------|
| Ground floor: | 44.87 sq m | (483 sq ft) |
| GF Storage: | 13.00 sq m | (140 sq ft) |
| First floor: | 55.27 sq m | (595 sq ft) |
| Second floor: | 57.13 sq m | (615 sq ft) |

LEASE

There is a current lease in place until 12/12/2028 with a break in 13/12/2026/. There is an option to sublease, assign or start a new lease.

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

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RENT

£12,880 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £11,250

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

EPC

A certificate rated D (91) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

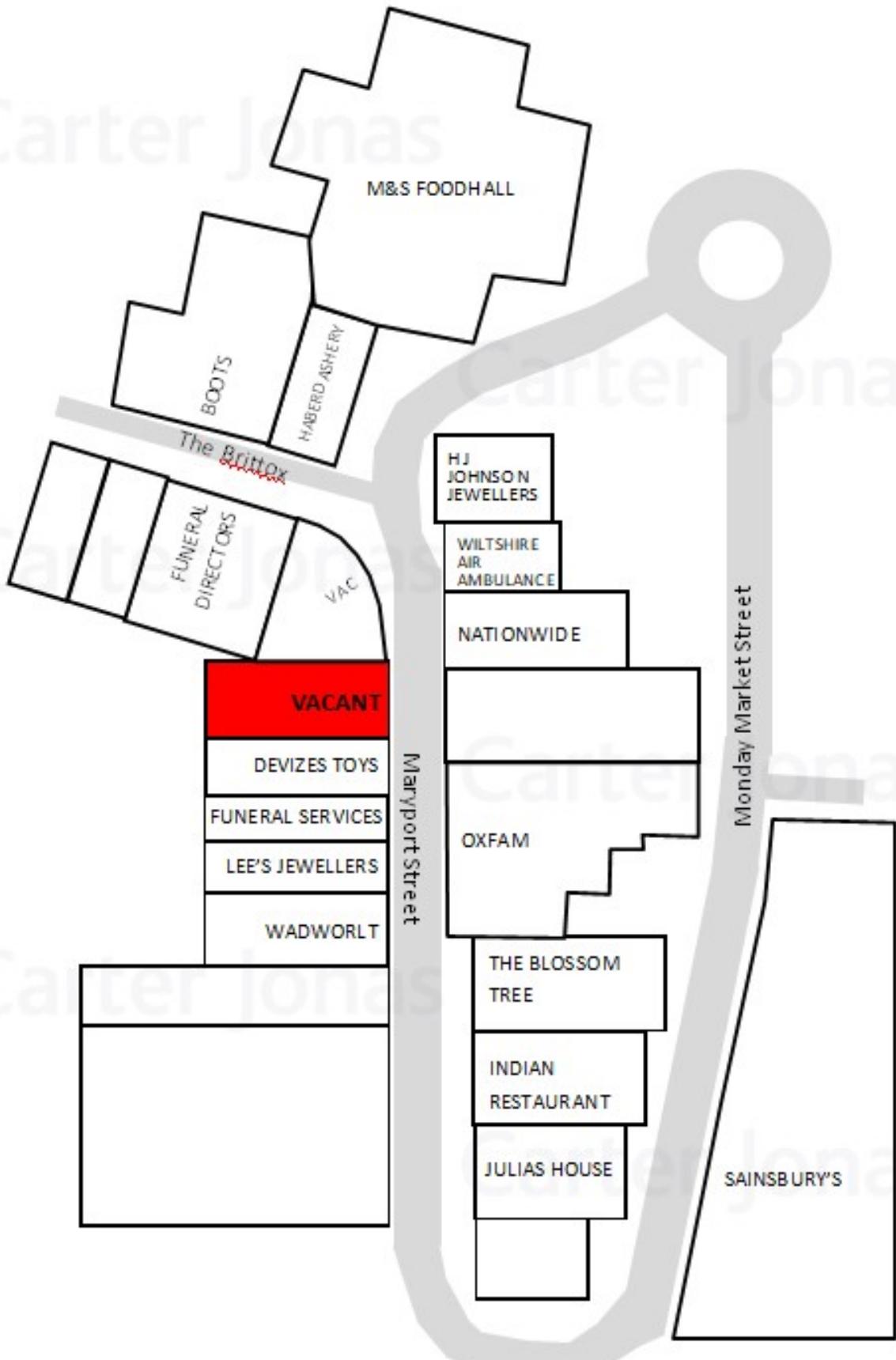
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SUBJECT TO CONTRACT NOVEMBER 2025

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This street plan is for identification purposes only and is not to scale.

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