



Ground Floor
45 New Park Street
Devizes
Wiltshire
SN10 1DT

Long Leasehold Office / Shop
NIA: 40.68 Sq m (438 sq ft)
£70,000

- **Prominent position**
- **Refurbished to modern specification**
- **Period features**
- **On street parking**

LOCATION

Devizes (population 18,064: 2011 Census) is an attractive market town located in the middle of Wiltshire. Devizes has a well-regarded town centre with a good range of shopping and recreational facilities. The town's economy revolves predominantly around manufacturing, retailing and the service sector. Nearby centres include:

- Trowbridge (16km)
- Chippenham (18km)
- Marlborough (24km)
- Bath (32km)
- Swindon (32km).

The property has a prominent location fronting the A361 being a main thoroughfare through the town. The property is within easy walk of the town centre amenities and public car parks.

DESCRIPTION

The subject premises comprise the ground floor of a three storey mid-terrace Grade II listed property. The ground floor was part of a comprehensive conversion and refurbishment approximately 7 years ago and provides well presented office/retail accommodation fitted out to a modern specification whilst retaining a number of period features to include exposed brick fireplace and ceiling beams.

The property benefits from:

- Fitted reception desk
- CCTV and alarm
- Secondary glazing
- Electric wall mounted heaters
- Fitted carpets and perimeter trunking

The property has a main office/retail area, rear office, meeting room/store, fitted kitchen and

PRICE/RENT

£70,000

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £4,200

Current Rate in the £ (2024/25): 0.499

This is an estimate only and takes no account of possible transitional adjustment.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
3 no. shop/offices and kitchen	40.68	438



TENURE

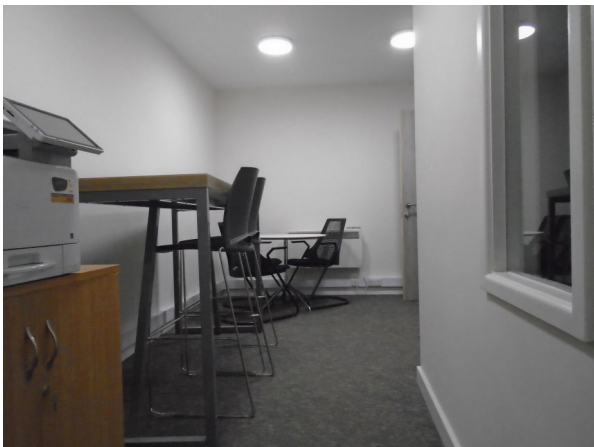
The Property is held on a long lease for 150 years from 30 September 2016.

VIEWINGS

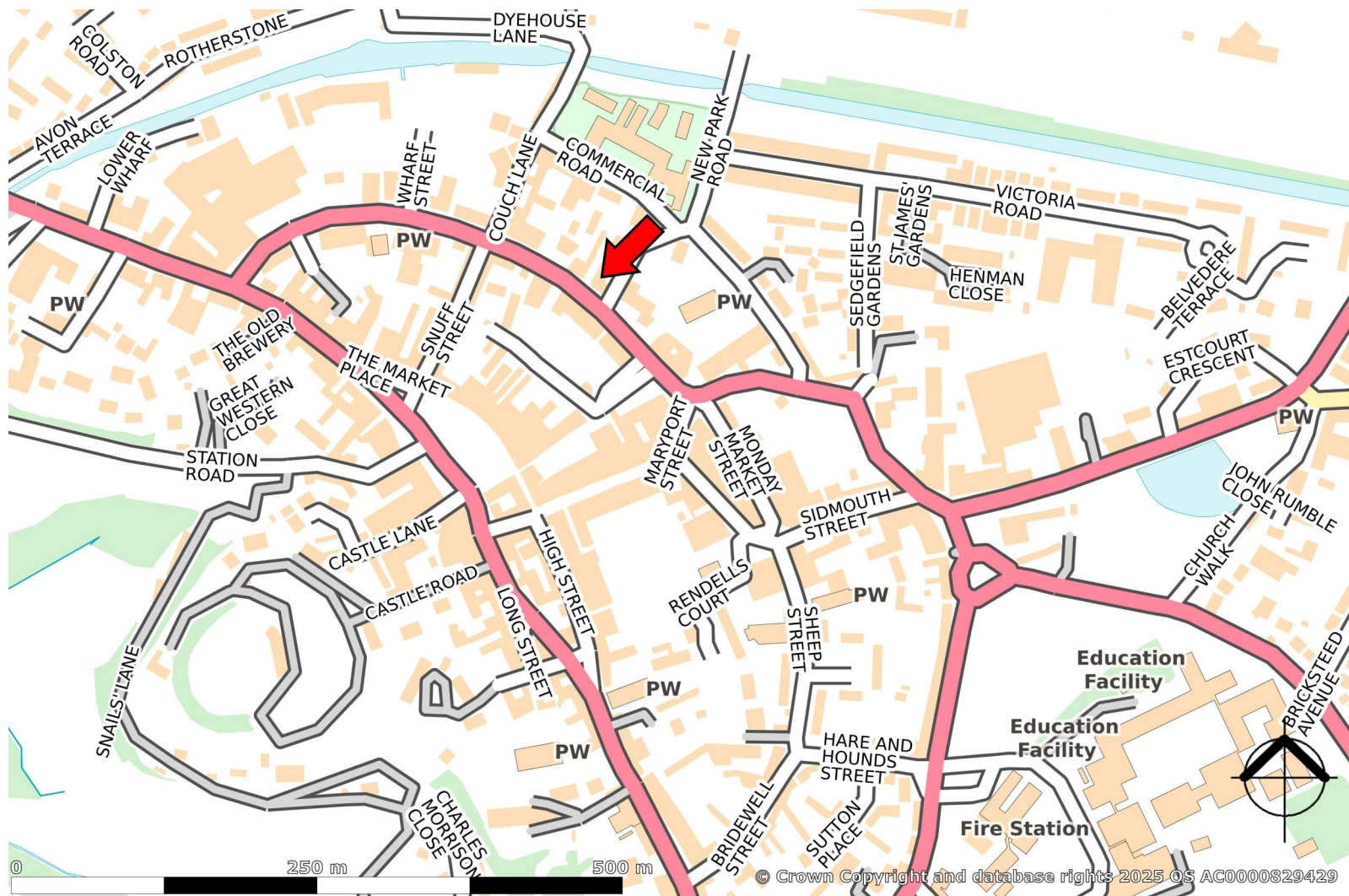
All viewings should be made through the sole agent, Carter Jonas 01225 747260.

EPC

Energy Performance Asset Rating— 91(Band D). The Certificate can be made available to interested parties upon application.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

Colin Scragg (Partner)

Tel: 01225 747268 / 07974 3994321

Email: colin.scragg@carterjonas.co.uk

St Catherine's House, Berkeley Place, Bristol BS8 1BQ.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas