



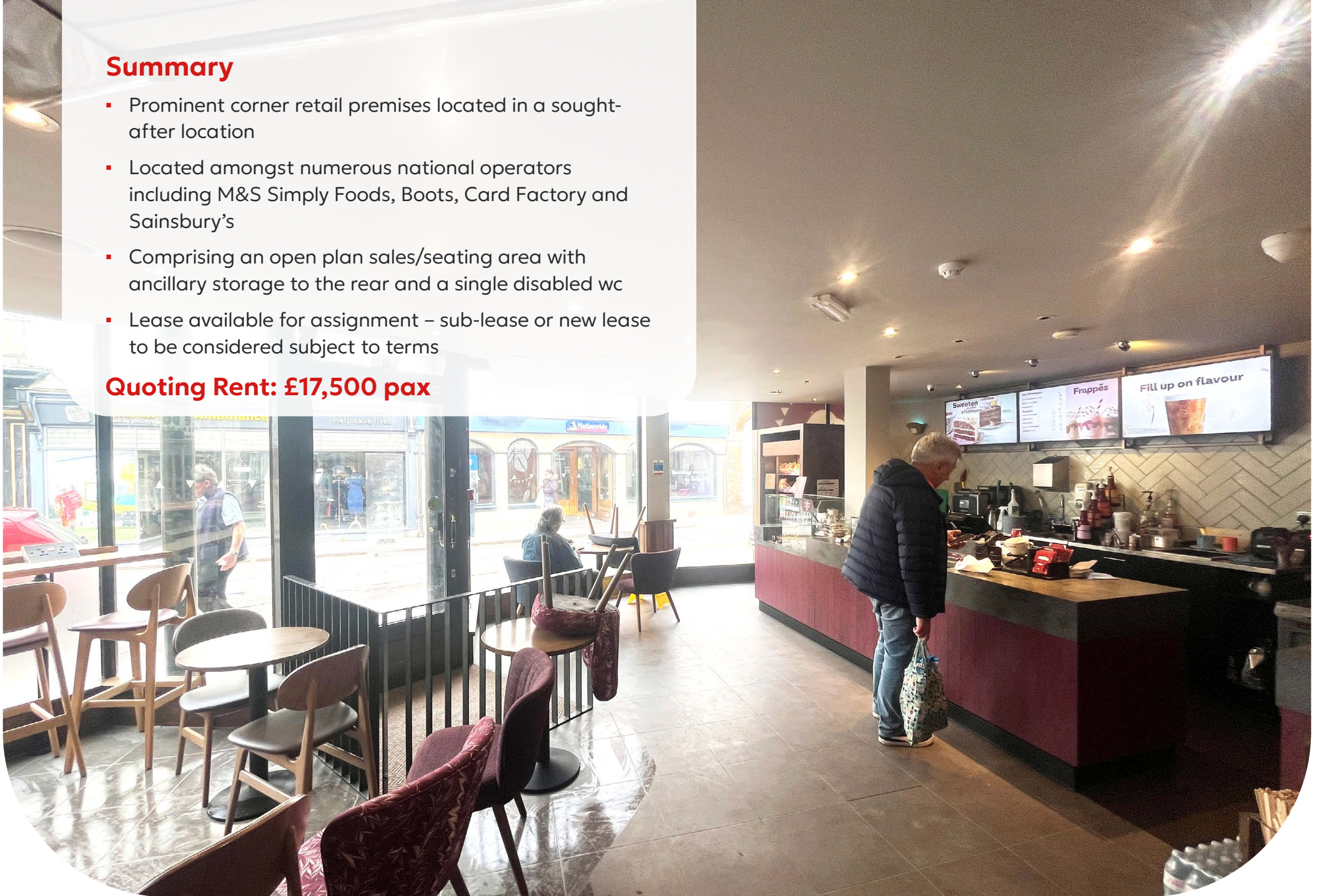
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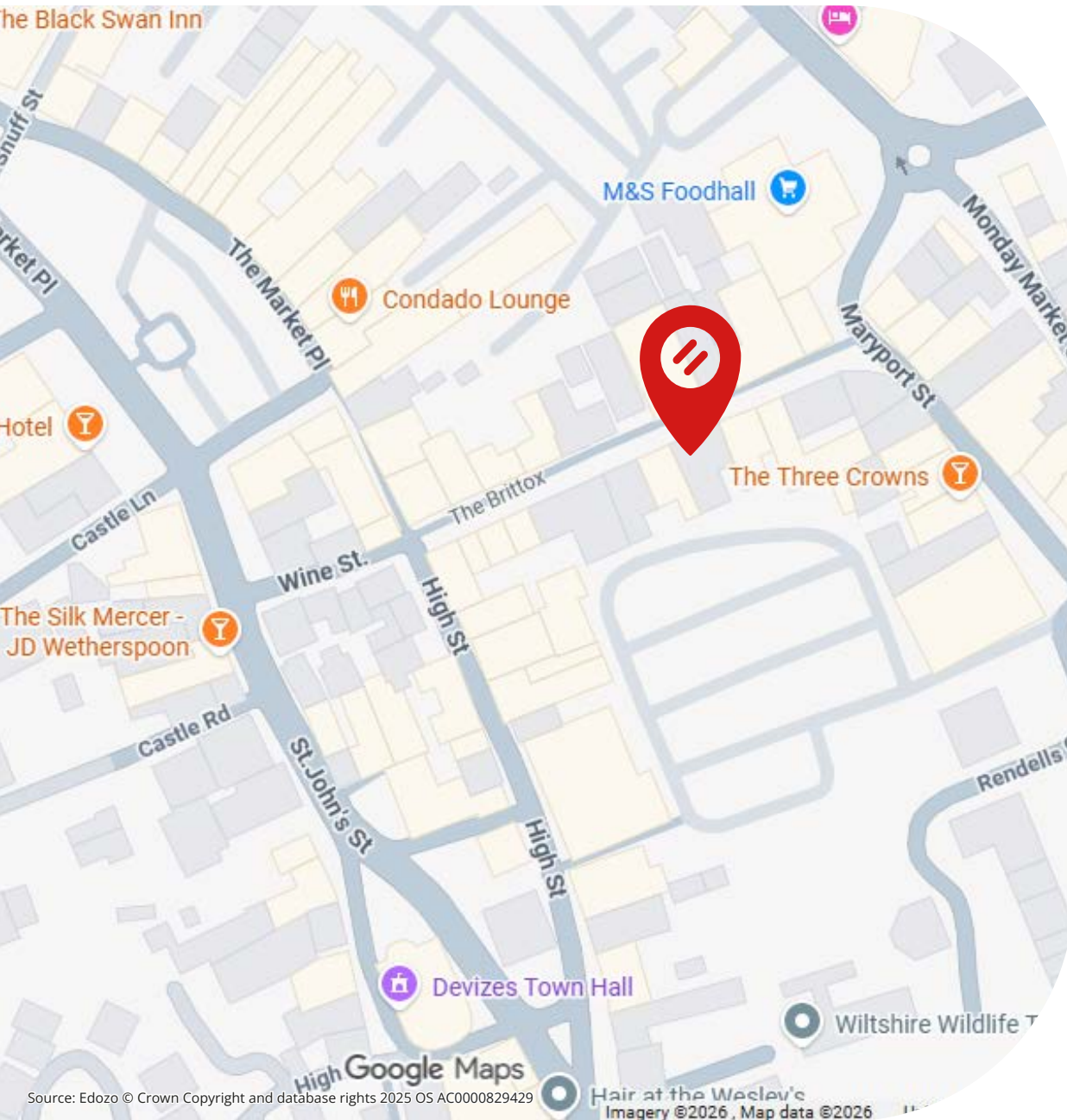
**TO LET**  
Prominent Corner  
Retail Premises In  
Sought-After Location  
898 SQ FT // 83.42 SQ M

## Summary

- Prominent corner retail premises located in a sought-after location
- Located amongst numerous national operators including M&S Simply Foods, Boots, Card Factory and Sainsbury's
- Comprising an open plan sales/seating area with ancillary storage to the rear and a single disabled wc
- Lease available for assignment – sub-lease or new lease to be considered subject to terms

**Quoting Rent: £17,500 pax**





## Location

- Devizes is an historic market town approximately 20 miles south-east of Bath. It is regularly in the country's Top 10 favourite market town.
- The subject premises is located in a prominent corner position, in close proximity to numerous national retailers including **M&S Simply Food, Boots, Card Factory** and **Sainsbury's**.

## Nearby Occupiers

M&S FOOD



**cardfactory** **Sainsbury's**

## Description

- This ground floor lock up retail premises benefits from excellent corner frontage and comprises an open plan sales/seating area with further ancillary storage/offices facilities to the rear. Also located is a single disabled WC.

## Accommodation

Total net internal area approx.

sq m sq ft

83.42 898



## Terms

The premises are held on the residue of a full repairing and insuring lease which expires on 9th December 2031. The lease incorporates a tenant only option to break upon the 10th September 2029 subject to 6 months prior written notice and there is an upward only open market rent review on the 10th September 2027. The current rent passing is **£17,500 per annum**, exclusive, payable quarterly in advance by standing order.

## Rateable Value

£18,750 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

## EPC Rating

C - 70

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



ref: s208630

## Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



**Grant Cormack** 07776 217453  
grant.cormack@goadsby.com

**Jake Walker** 07834 060918  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).


### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

 17 The Brittox, Devizes, Wiltshire, SN10 1AJ



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