

3 St. Johns Street

Devizes, SN10 1BQ



Key Highlights

- 857 sq ft
- Building currently being refurbished
- Nearby parking
- £16,000 per annum
- Self contained ground floor retail unit
- Attractive shopfront.
- New lease offered
- NO VAT on the rent

Description

This former Bank premises is currently undergoing refurbishment and will be ready for occupation by a new tenant in early 2026.

It has an attractive bowed front window and an entrance door leading into an open plan retail area. To one side is a separate room with a further separate room at the rear of the ground floor plus a single toilet. There is additional basement storage space.

Please note that at the current time the building is covered with scaffolding, The photograph on these particulars was taken when the former Bank tenant was still open and trading,

Location

3 St Johns Street is an attractive Grade II Listed building in Devizes town centre. It fronts St John Street in between it's junctions with the Market Place and Wine Street. Devizes hosts a very popular market in the Market Place every Thursday and Saturday.

It is located near to a number of food and drink outlets including The Silk Mercer (Wetherspoons); the popular Peppermill restaurant and the Bear Hotel, plus a number of good quality local independent traders.

There is nearby parking available in the High Street and the Market Place.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Availability
Ground - Retail area	Ground	713	66.24	Available
Ground - Side Room	Ground	90	8.36	Available
Ground - Rear room	Ground	54	5.02	Available
Basement - Store and ancillary	Basement	300	27.87	Available
Total		1,157	107.49	

Terms

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

A service charge will be payable toward the repair and maintenance of the external structure.

Rent

£16,000 per annum

NO VAT is payable on the rent.

Business Rates

The Rateable Value will be reassessed upon completion of the refurbishment work.

Energy Performance Certificate

A new EPC will be registered upon completion of the refurbishment work.

Legal Costs

Each party will be responsible for their own legal costs incurred in the negotiation and agreement of the lease.

Joint Agent

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