

5A Northgate Street

Devizes, SN10 1JL



Key Highlights

- 326 sq ft
- Good ground floor retail / salon area
- Parking nearby
- £6,000 pa NO VAT
- Town centre location
- Rear storeroom /kitchen
- New lease offered



Description

The ground floor frontage of the property has 4 large glazed panel windows offering excellent window display space and internal natural light.

An entrance door from Northgate Street leads directly into the retail area that has a wood laminate floor covering and a suspended ceiling with integral lighting.

A single toilet is located in one rear corner; in the opposite corner a doorway leads through to a rear kitchen / storage room. This room has fitted kitchen units with worktop and sink & drainer.

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.

Northgate Street is a busy road leading from Devizes Market Place westward out of town toward Melksham. The property is on the south side of the street adjacent to Allen & Harris estate agency.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / salon	326	30.29	Available
Ground - Kitchen / store	124	11.52	Available
Total	450	41.81	

Lease

The property is offered by way of a new lease for a term of years to be agreed.

The Tenant will be responsible for the full repair and decoration of the interior of the property and the shopfront and will contribute to the repair and maintenance of the main structure of the building.

The lease will be excluded from the renewal provisions of the Landlord & Tenant Act 1954

Rent

£6,000 per annum

The property is not registered for VAT, so there is NO VAT payable on the rent.

Use

The property was last used as a beauty salon, but it could be used for an alternative salon style use such as barber or hairdresser or a more general retail or office use.

Business Rates

The Valuation Office Agency website lists the property as having a current Rateable Value of £3,600.

With effect from 1st April 2026, the Rateable Value will increase to £5,000.

Both values are well below the threshold for full small business rate relief for qualifying occupiers.

Energy Performance Certificate

The property has been assessed for energy efficiency and has been given an Energy Rating of 59 within Band C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/6219-1132-2102-0390-2592>

Legal Fees

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



Contact

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