

1 Maryport Street

Devizes, SN10 1AH



Key Highlights

- 1,609 sq ft
- Long standing tenant
- Rental income of £19,000 per annum
- Attractive investment opportunity
- Whole building let on single lease
- £225,000. No VAT



Description

1 Maryport Street in an imposing Grade II Listed end of terrace building. It's main retail frontage is to Maryport Street with a side access from Monday Market Street.

Internally, there is an extensive basement and a ground floor used as the retail shop, jewellery workshop and ancillary staff facilities. On the first and second floors is a 4 bedroomed residential accommodation.

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.

The property is located at the north western end of Maryport Street, opposite the pedestrianised main shopping street of The Brittox. Adjacent occupiers include M & S Foodhall, Boots, Johnson Dry Cleaners and a number of local and national Charity shops.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Storage	805	74.79	Available
Ground - Retail area	415	38.55	Available
Ground - Workshop / store	389	36.14	Available
1st - Kitchen	104	9.66	Available
1st - Lounge	311	28.89	Available
1st - Storage	301	27.96	Available
2nd - Bedroom 1	124	11.52	Available
2nd - Bedroom 2	142	13.19	Available
2nd - Bedroom 3	139	12.91	Available
2nd - Utility space	69	6.41	Available
2nd - Bathroom / WC	64	5.95	Available
2nd - Bedroom 4	160	14.86	Available
Total	3,023	280.83	

Terms

The property is to be sold freehold, subject to the existing lease, details of which are set out below.

Lease

The whole property is let by way of a lease dated 5th March 2025 and granted to Ruth Klomp and Rachel Sarah Nield for a Term of 10 years commencing 1st April 2024. Both the Landlord and Tenant have the option to terminate the lease on the 31st March 2029, by giving no less than 6 months prior Notice to the other party. The current rent passing is £19,000 per annum which is subject to review on the 1st April 2029. The lease contains Tenant full repairing terms. A copy of the lease is available from the agent on request.

Price

£225,000. The property is not elected for VAT, so no VAT is payable on the purchase price.

Tenant profile

The occupying business is a jewellery shop trading as HJ Johnson Ltd. The business was founded in 1866 becoming incorporated in 1973. It is a very well established and popular Devises shop and business retailing the full range of jewellery, watches, clocks etc and also undertaking on site repairs.

Energy Performance Certificate

The property has an Energy Performance Certificate with a rating of 103 in Band E.

Business Rates / Council Tax

The commercial part of the property comprising the basement and ground floor have a Rateable Value effective from 1st April 2026 of £9,500.

The flat at 1 Maryport Street is listed online as being Council Tax Band B.

Legal Costs

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

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