

ORIGINAL GLORY 50a

FINE ART PRINTING AND
PICTURE FRAMING
WORKSHOP

£6,950 pa
50a Long Street,
Devizes
SN10 1NP



A traditional ground floor shop in a period building on Long Street.

- Prominent mid-terrace position
- Situated on a major route through Devizes
- Sales area 570 sq ft plus basement
- Good visibility to passing traffic
- Free on-street parking nearby
- Period bay window shopfront



LOCATION

The shop is located on the edge of the town centre in a secondary trading location, about 50 metres from the Town Hall, on one of the principal routes through the town.

DESCRIPTION

A traditional shop with many period features, occupying the ground floor and cellar of a period building (listed grade II), formerly trading as "Original Glory".

The cellar is accessed via a floor hatch and open tread steps.

ACCOMMODATION

Sales area	570 sq ft (52.94 sq m)
Cellar (not tanked)	375 sq ft (34.86 sq m)
WC (not measured)	
Net Internal Area excluding cellar	570sq ft (52.94sq m)

Internal shop width 4.96m

Shop depth 12.71m

All measurements are approximate and are recorded in accordance with the RICS Code of Measuring Practice, 6th Edition.





BUSINESS RATES

From the 2017 list the RV is £6,300. Since this is below the £12,000 threshold, no business rates are currently payable for occupiers for whom this is their only trading location.

Please note that the RV is not the same as the business rates payable.

More information may be obtained from www.gov.uk/introduction-to-business-rates



LEASE TERMS

Available on a new lease, the terms of which are to be agreed and will be subject to contract.

References and a deposit may be sought.

Each party is to bear its own legal costs in the transaction.

OTHER INFORMATION

Use class A1 Retail. EPC awaited.

A copy of the asbestos survey will be available from the agent.

We understand that the rent will not be subject to VAT but we recommend that all applicants make their own enquiries.

Applicants are recommended to refer to the RICS Code of Practice for Commercial Leases.

Details prepared September 2019.



All Enquiries:

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