



£6,000 PA
19 Sheep Street
Devizes
SN10 1DJ



A small ground floor lock-up shop near Devizes town centre, opposite the library.

- Good visibility to passing traffic
- Close to Sainsbury's and opposite the library
- Sales area 155 sq ft out of 260 sq ft total Net Internal Area
- One of a terrace of four similar shops
- Staff area and W.C. to the rear



LOCATION SUMMARY

The premises are located on the fringe of the retailing area in the Wiltshire market town of Devizes, opposite the library and only about 75 metres from the main pedestrian entrance to Sainsbury's supermarket. Devizes has an urban population of 11,715 people (2011 Census). There is one hour's free roadside parking in Sheep Street and several nearby car parks.

DESCRIPTION

A small, mid-terrace, lock-up shop in a terrace of four shops, with a front sales area and staff area to the rear. The internal shop width is 3.80 m and shop depth 7.50 m.

ACCOMMODATION

Sales area 155 sq ft (14.41 sq m)

Staff area 105 sq ft (9.74 sq m)

Total Net Internal Area 260sq ft (24.15 sq m)

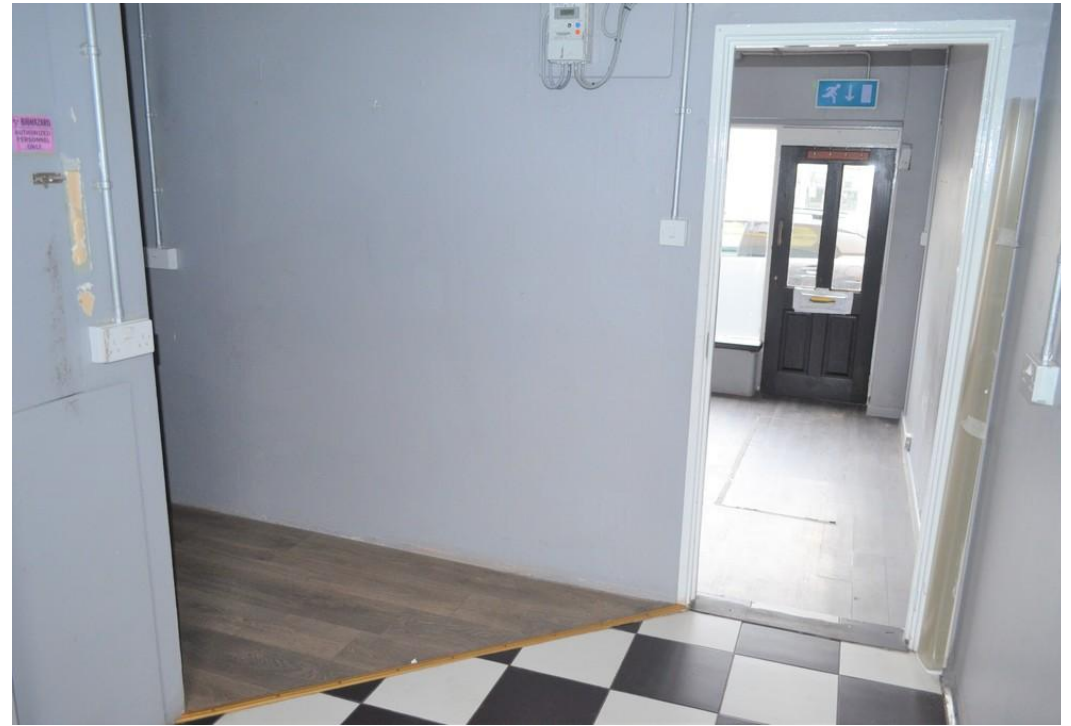
LEASE TERMS

Available on a new lease, the detailed 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.

BUSINESS RATES

From the 2017 list the Rateable Value is £3,100. Please note that the RV is not the same as the business rates payable. Small business relief may be available. More information may be obtained from www.gov.uk/introduction-to-business-rates





OTHER INFORMATION

We assume the shop has Use Class A1 Retail but we have not verified this and we recommend all applicants make their own enquiries. The EPC ("D") expired last year and a replacement has been commissioned. 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 July 2020.

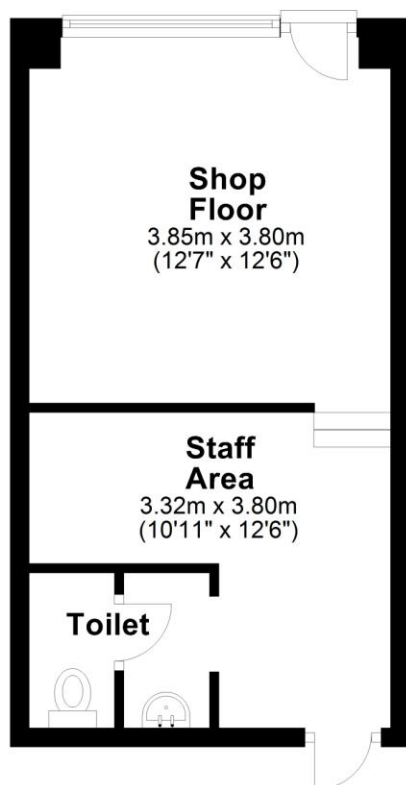
VIEWING DETAILS

Available strictly through the sole agents, Jones Robinson Estate Agents and Chartered Surveyors by contacting Jonathan Shortt on 01380 721101 (DD) or 07878 397301 (Mobile) or email: enquiries@mwwilts.co.uk



Ground Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 28.2 sq. metres (303.5 sq. feet)



All enquiries to:

Jonathan Shortt
jonathan@mwwilts.co.uk
07878 397301



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