



Former Jewson Tool Hire
Garden Trading Estate
London Road
Devizes
SN10 2HW

Trade Counter
Extending to: 3,695 Sq Ft (343 SqM)

- Trade Counter Opportunity
- Well Established Employment Area
- Parking & Yard Areas Available
- Adjacent to New Jewson

LOCATION

The property is located to the North East of Devizes town centre, approximately 10 miles south of the M4.

The property is situated off London Road on the Devizes Garden Trading Estate, to the rear of the new Travelodge and Subway, in an established employment area.

Other nearby occupiers include; Jewson, Esso and Ifor Williams.

DESCRIPTION

The property comprises a single storey unit of brick construction under a pitched roof.

Internally the unit is configured as a trade counter to front with loading to the rear which opens out onto a service yard.

Additional yard areas and parking can be made available.

The property is situated immediately adjacent to Jewson Builders Merchants which has been the subject of a major redevelopment.

SERVICES

Prospective occupiers are advised to make their own investigations as to the availability, capacity, state and condition of services.

ACCOMMODATION

The premises extend to the following approximate Gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition:

	Sq M	Sq Ft
Unit 1	343	3,695
Total	343	3,695

RENT

£45,000 per annum exclusive.

TENURE

The property is available on full repairing and insuring basis.

PLANNING

The most recent use for the unit was for the purpose of Tool Hire Trade Counter. However, prospective occupiers should make their own enquiries with the local planning authority, Wiltshire County Council Planning Department, regarding their intended use:

Tel: 0300 456 0114

Email: developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

Each party is responsible to pay their own legal costs.

BUSINESS RATES

The properties will need to be separately assessed.

Interested parties are advised to make their own enquiries with regards to the exact rates payable.

EPC

The property has an EPC Banding of E-101

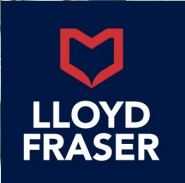
VAT

All prices quoted are exclusive of VAT.

VIEWINGS

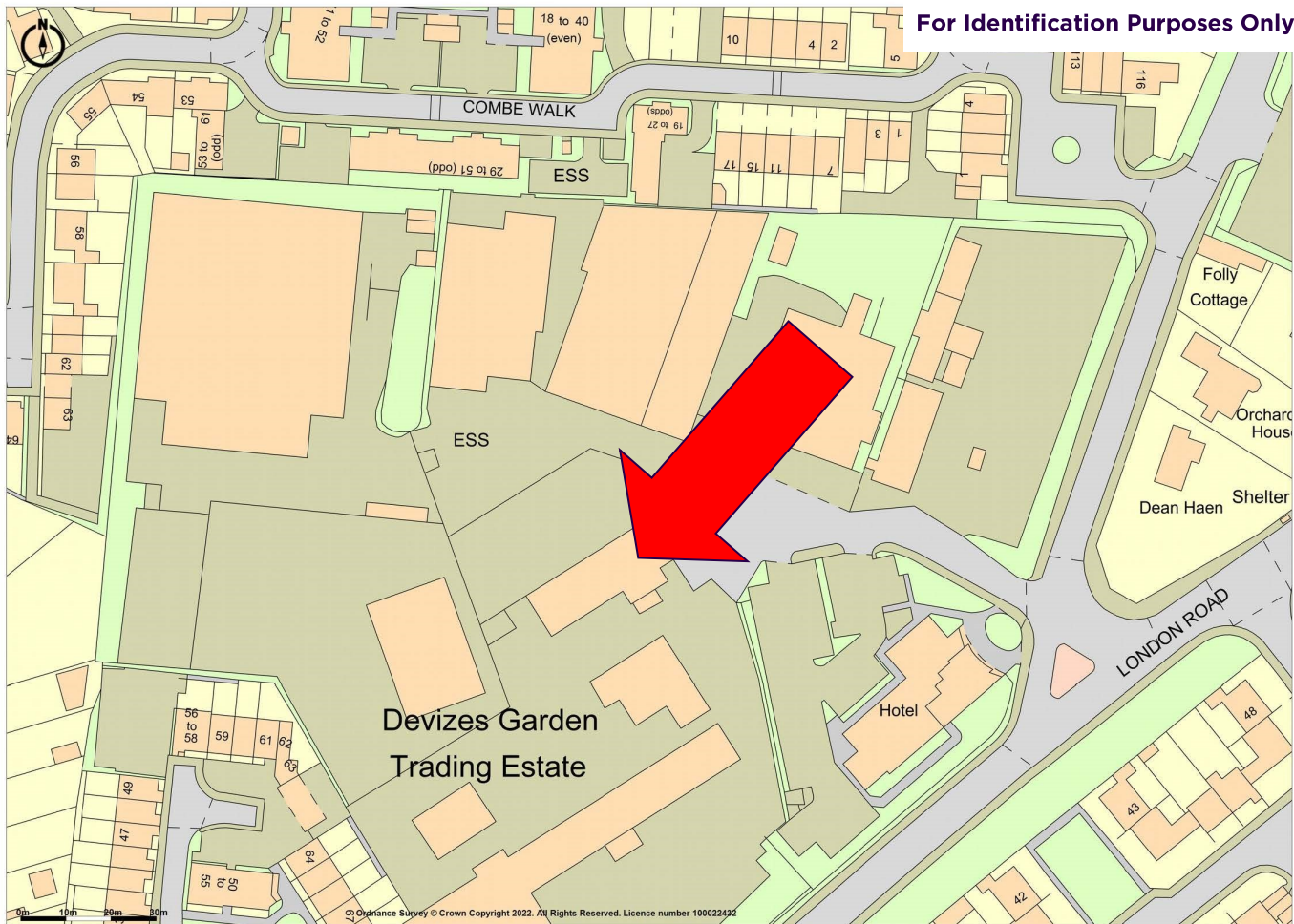
Viewings are strictly by prior appointment with Carter Jonas.

SUBJECT TO CONTRACT



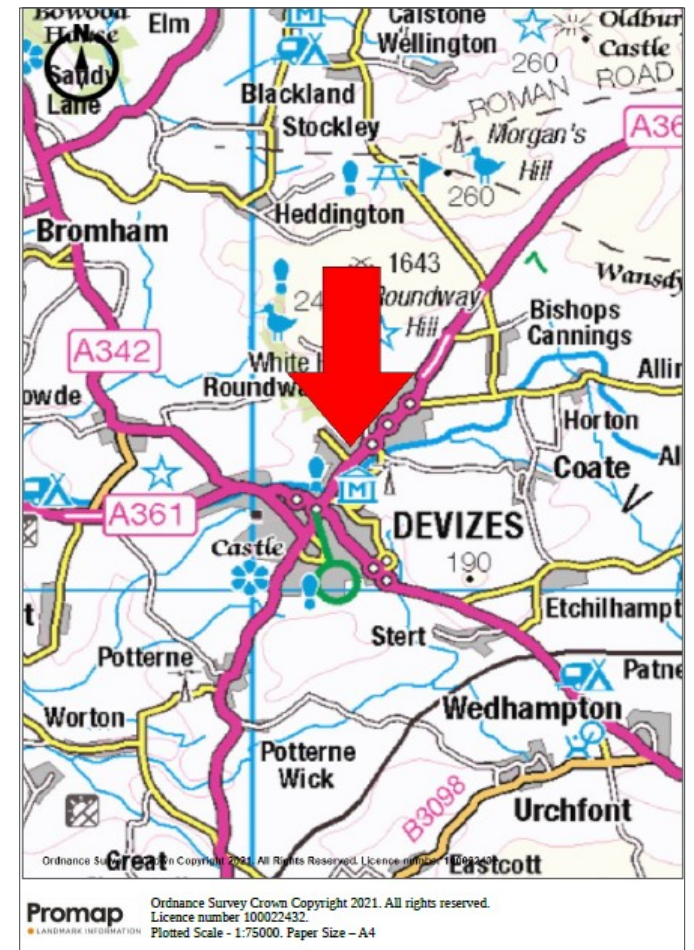
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FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams MRICS

0117 922 1222 | 07917 041 109

alison.williams@carterjonas.co.uk

Ed Cawse MRICS

0117 922 1222 | 07425 632 476

edward.cawse@carterjonas.co.uk

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NOVEMBER 2023

Carter Jonas