



SHOP TO LET - DEVIZES
8 THE BRITTOX
SN10 1AJ

ALTERNATIVE USES CONSIDERED
100% PRIME PITCH

Location

Devizes is a thriving and historic market town in Wiltshire, situated between Chippenham and Trowbridge, on the Kennet & Avon Canal and attracts a significant tourist trade. The town has a resident population of 31,000 and draws from smaller neighbouring towns and villages..

The town's retail offer is anchored by the likes of **J Sainsbury, M&S** and **Boots**.

Description

The property is situated in the middle of the prime pedestrianised retail pitch. The property has rear service access. The premises are adjacent to **Holland & Barrett** and opposite **Specsavers & New Look**. Other retailers in the vicinity include **Vodafone, Boots,** and **Iceland** .

Accommodation

The property comprises a ground floor shop with rear service access and remote ancillary accommodation at first floor. It extends to the following approximate areas:

Ground Floor Sales	152.6 sq.m	1,643 sq.ft
Ground Floor Store	7.0 sq m	75 sq ft
First Floor Storage (Remote)	33.2 sq m	387 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Commencing Rental

Rental offers for the whole, are invited in the region of £37,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £24,750

Rates Payable (2023/24) - £12,350

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property is listed and has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

The property has a current EPC rating of D-95.

Viewing Strictly by appointment

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Date prepared: November 2023. Subject to Contract

