



Area	Sq M	Sq Ft
Ground Floor	86.77	934
Basement	52.3	563

Prominent Retail Unit To Let

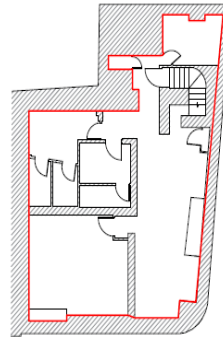
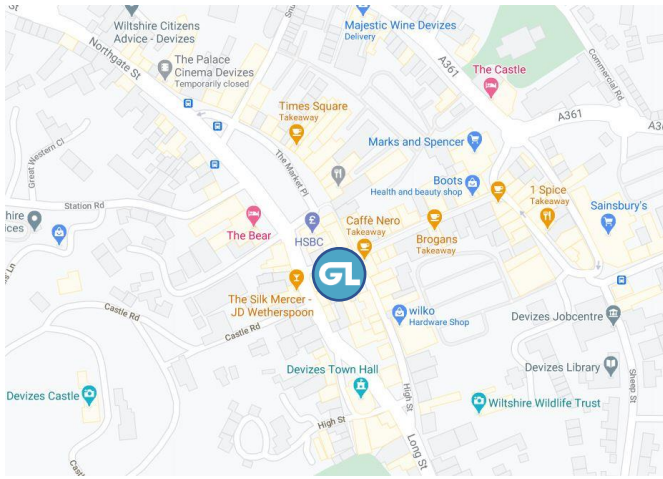
4 St Johns Street, Devises, Wiltshire, SN10 1BP

1,497 SQ FT (139.07 SQ M.)

Location: This character unit is strategically located on the corner of St John's Street and Wine Street, this shop enjoys excellent visibility to passing traffic and town centre pedestrian footfall. It is well situated in a shopping area with numerous local traders with a residential catchment area. Town Centre location; only 50 metres from the Market Place and The Brittox.

Description: The ground floor and cellar of a grade two listed building. The shop has air conditioning units and a separate office area. Stairs lead to the cellar which has been fitted out with a staff kitchen, training area and male/female toilets facilities. The shop was once home to Boots the Chemist but has been used by the Santander Bank in recent years. Useful staff areas in the cellar with a modern fitted kitchen and toilet facilities.

-  Recently Redecorated
-  Pedestrian Footfall
-  Prominent Corner Position
-  Good Storage
-  Great Return Frontage
-  Electrically Assisted Front Door



Basement



Ground Floor

Tenure: Leasehold

Terms: A New Full Repairing & Insuring Lease For A Term Of 10 Years Subject To Rent Review At Five-Year Intervals.

Rental: £20,000 Per Annum.

Rates: Interested Parties Are Advised To Make Their Own Enquiries With The Local Authority – Wiltshire Council. (We Have Been Advised That The Rateable Value Is Circa £14,500 Per Annum & Currently Benefits From Full Rates Relief).

EPC: Energy performance Rating 'D'.

Referencing: A Charge Of £100 + Vat Is Payable For Taking Up References On Behalf Of Proposed Tenants. This Fee Is Non-Refundable After The References Have Been Taken Up, Whether Or Not They Have Been Accepted By The Landlord.

Legal Costs: Each Party Will Be Responsible For Their Own Legal Costs.

Viewing & further information

Strictly by prior appointment

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