



Area	Sq M	Sq Ft
Ground Floor	86.80	934
First Floor	124	1,335
Second Floor	91.29	146



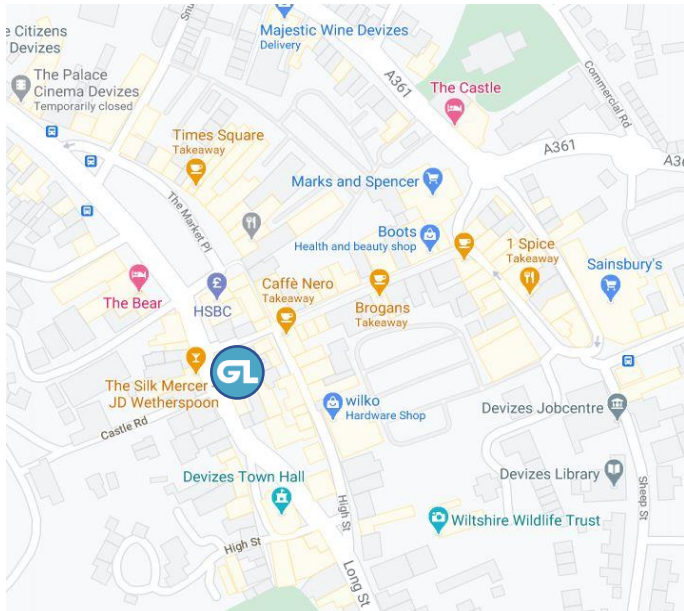
## Prominent Retail Unit To Let

**3 St Johns Street, Devises, Wiltshire, SN10 1BP**

934 - 3,252 SQ FT (86.7 - 302.11 SQ M.)

**Location:** This unit is strategically located on the corner of St John's Street moments away from the Devises market square. This unit 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. The town is approximately 20 miles due South of Swindon and 24 miles due North of Salisbury and has an urban population of 11,715 people (2011 Census).

**Description:** The property is a grade II listed, two storey period building plus basement. The property is fitted with three split system air-conditioning units. There is a lift from the ground floor to the first floor and another lift within the stairwell on the Wine Street side of the building which connects the first and second floors. The first floor is mainly office and storage use whereas the second floor is in shell condition. The entire building is fitted with an intruder alarm system. The ground floor of the neighbouring unit is currently occupied by a gentlemen's outfitters, trading as "Fox in the House".



**Tenure:** Leasehold

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

**Rental:** Price On Application.

**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 £16,250 Per Annum).

**EPC:** Energy performance Rating 'To Be Confirmed'.

**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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