



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

Prominent Retail Unit To Let

4 St Johns Street, Devizes, Wiltshire, SN10 1BQ

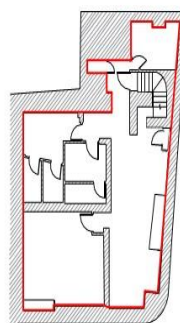
1,497 SQ FT (139.07 SQ M.)

Location: This character retail unit occupies a prominent corner location at the junction of St John's Street and Wine Street, offering exceptional visibility to both passing vehicles and consistent town centre footfall. Ideally positioned just 50 metres from the bustling Market Place and The Brittox, the shop benefits from strong exposure in a vibrant commercial area. Surrounded by a mix of established local traders, the property lies within a thriving town centre retail zone and is supported by a substantial residential catchment nearby. Its strategic location makes it a compelling opportunity for a range of retail or service-based businesses seeking a high-visibility presence in the heart of town.

Description: Occupying the ground floor and basement of a prominent Grade II listed building, this versatile retail space was formerly home to Boots the Chemist and most recently operated by Fox In The House menswear. The ground floor features a spacious retail area, complete with separate office area, offering flexibility for a variety of commercial uses. A staircase leads to the fully fitted basement, which has been thoughtfully converted to provide high-quality staff amenities. These include a kitchen, male and female toilet facilities, and extensive ancillary space. This property combines character with practicality, offering a well-presented and functional layout in a prime location.

- GL Recently Redecorated**
- GL Strong Pedestrian Footfall**
- GL Prominent Corner Position**

- GL Good Storage**
- GL Great Return Frontage**
- GL 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: £22,000 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 £11,500 Per Annum & May Be Eligible For Full Rates Relief).


EPC: Energy performance Rating 'B' (48).

Virtual Tour: [Click here to view a virtual tour of the property.](#)

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.

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Viewing & further information

Strictly by prior appointment

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