



STIBBARD
PROPERTY



2-3 Snuff Street, Devizes, Wiltshire, SN10 1DU

A conveniently situated licensed premises in the centre of Devizes. 2-3 Snuff Street comes to a total of approximately 496 sq ft on the ground floor with a 386 sq ft bar area, a beer cellar and ladies & gents WCs to the rear. Behind the unit there is a small yard area for bins etc.

The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- Residue of 999 year leasehold.
- Rateable value of £6,200.
- Services: Mains water, electricity, and drainage.
- Moments from the Market Place with an eternal covered seating area.
- Eligible for Vibrant Wiltshire Grant
- For sale for **£165,000 – No VAT**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





STIBBARD

PROPERTY



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648

