



STIBBARD
PROPERTY



Lansdowne House, Long St, Devizes, SN10 1NJ

Lansdowne House is a highly prestigious Grade II* listed office building in the centre of Devizes that benefits from numerous period features and has further scope for income expansion. The property benefits from five tenants paying a total income of £47,796 per annum.

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.

- Recently refurbished building.
- Attractive yield of 7.25%.
- Large outside area including 14 parking spaces.
- Services: Mains water, electricity, and drainage.
- Rateable value: All the office rooms are eligible for small business rates relief.
- **For Sale: £650,000.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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