



STIBBARD  
PROPERTY



#### 4 Wine Street, Devizes, Wiltshire, SN10 1AP

A highly prominent Grade II listed retail/office (E class) unit in the centre of Devizes. 4 Wine Street comes to a total of approximately 635 sq ft on the ground floor with a 471 sq ft sales area, an office/store to the rear and a WC. There is also further cellar storage through a trapdoor.

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.

- Effective FRI lease on the ground floor.
- 444 sq ft ITZA
- Rateable value of £15,250.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero, Marks & Spencer, the Baytree, Timpsons & Greggs.
- To let for **£1,500 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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