



STIBBARD
PROPERTY



1 Market Place, Devizes, Wiltshire, SN10 1HR

A highly prominent retail/office (E class) unit in a prime spot in the centre of Devizes. 1 Market Place comes to a total of approximately 2,571 sq ft on the ground floor with further storage space in the cellar amounting to 770 sq ft. The unit also benefits from 3 parking spaces.

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 & cellar floors.
- Rateable value: Not currently assessed.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero, HSBC, Superdrug, The Peppermill, Clarks Shoes, Timpsons & Greggs.
- To let for **£29,000 per annum** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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