



**STIBBARD**  
PROPERTY



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

A conveniently situated long leasehold investment 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 preparation kitchen 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.

- Let to a café operator on a five year lease.
- Rateable value of £6,200.
- Services: Mains water, electricity, and drainage.
- Moments from the Market Place.
- Rental income of £12,000 per annum reflecting a gross initial yield of 7.25%.
- For sale for **£165,000 – No VAT**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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