



**STIBBARD**  
PROPERTY



**6-7 St John's Street, Devizes, Wiltshire, SN10 1BD**

A conveniently placed freehold retail opportunity in the centre of Devizes available with vacant possession.

The unit benefits from a double frontage together with a large retail area to the rear with side access. The total sales area comes to 1,261.50 sq ft.

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.

- Total area of 2,455 sq ft on the ground & basement.
- Freehold of the whole which includes the flats above which have been sold off long leasehold.
- The business is also available separately.
- Unit capable of being split into two or three.
- Services: Mains electricity, water & drainage.
- For sale: **£265,000 – no VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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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





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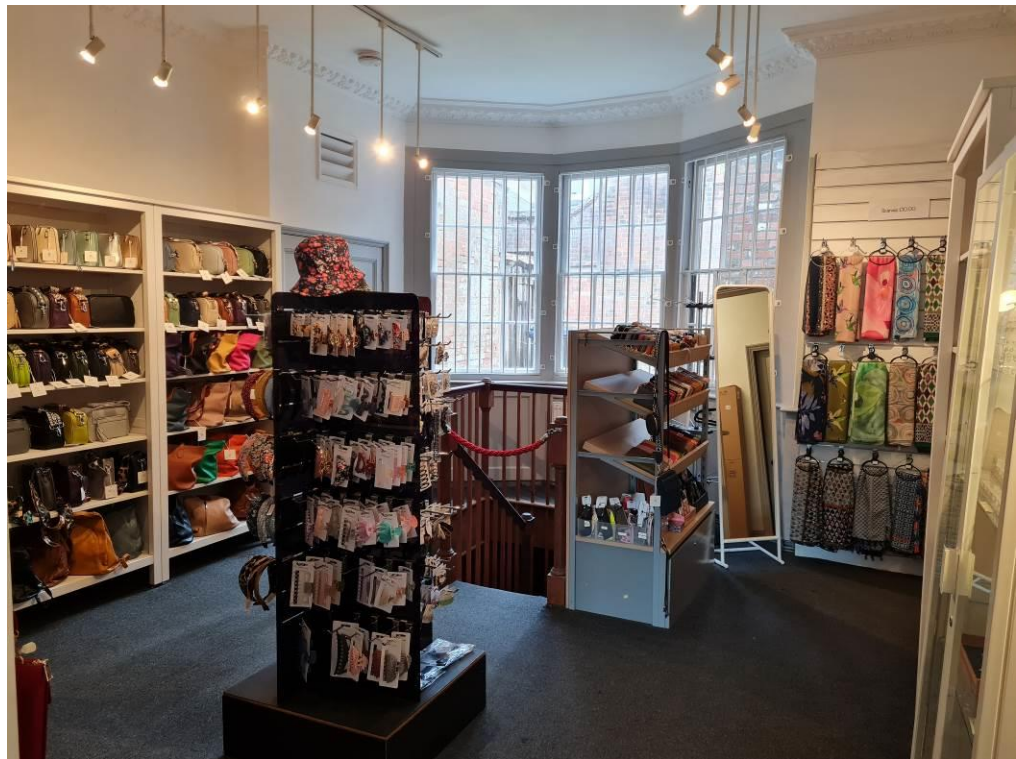
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