



STIBBARD
PROPERTY



1 Wine Street, Devizes, Wiltshire, SN10 1AP

A charming and highly prominent Grade II* listed retail (E class) unit in the centre of Devizes.

1 Wine Street comes to a total of approximately 917 sq ft on the ground floor with a further 331 sq ft of storage and offices in the basement.

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 & basement floors.
- 681 sq ft ITZA.
- Rateable value of £16,500.
- Services: Mains water, 3 phase electricity, and drainage.
- Nearby retailers include Café Nero M&S and Greggs.
- To let for **£1,625 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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