



STIBBARD  
PROPERTY



### 7 Little Brittox, Devizes, Wiltshire, SN10 1AR

A charming Grade II listed retail (E class) unit in the centre of Devizes. 7 Little Brittox comes to a total of approximately 337 sq ft on the ground floor with a further 332 sq ft of trading area in the basement which also contains a WC. There is rear access through an alleyway behind the unit.

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.
- 326.73 sq ft ITZA.
- Rateable value of £8,400.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero, Marks & Spencer, Timpsons & Greggs.
- To let for **£1,000 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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