



## 17-18 Sidmouth Street, Devizes, Wiltshire, SN10 1LD

A highly prominent Grade II listed retail/office (E class) unit in the centre of Devizes. 17-18 Sidmouth Street comes to a total of approximately 1,087 sq ft on the ground floor split across two units with a W/C to the rear. There is also further cellar storage below.

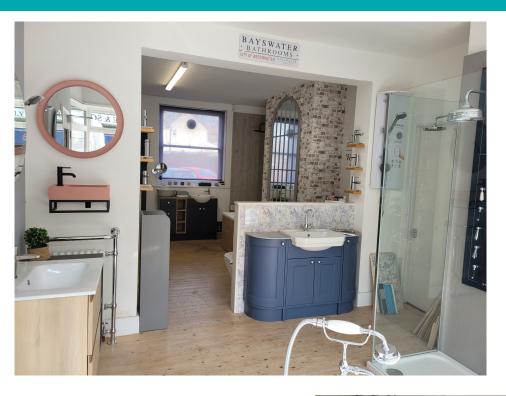
The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- Effective FRI lease on the ground floor.
- 444 sq ft ITZA
- Rateable value of £11,750.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Sainsbury's, Marks & Spencer, the Baytree & Boots.
- To let for £13,000 pa exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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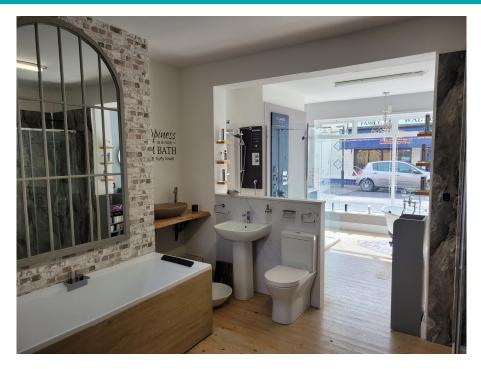




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