



STIBBARD

PROPERTY



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.

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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