



STIBBARD
PROPERTY



28 The Brittox, Devizes, Wiltshire, SN10 1AR

A prominent retail (E class) unit in the centre of Devizes. 28 The Brittox comes to a total of approximately 948 sq ft on the ground floor with a further 784 sq ft of space on the first floor which also contains a WC. There is rear access to Central Car Park and space for two cars to park directly 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.

- FRI lease.
- 639 sq ft ITZA & Rateable value of £16,500.
- 1,732 sq ft approximate total space.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero, Marks & Spencer, Timpsons & Greggs.
- To let for **£25,000 + VAT payable quarterly in advance.**
- Viewing by appointment; contact Andrew Stibbard on 01672 890537.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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