



STIBBARD  
PROPERTY



### 16 Sidmouth Street, Devizes, Wiltshire, SN10 1LD

A highly prominent Grade II listed retail/office (E class) unit in the centre of Devizes. 16 Sidmouth Street comes to a total of approximately 394 sq ft on the ground floor with a W/C and kitchen to the rear. The property is heated via electric radiators throughout. There is also a further 417 sq ft of cellar space below with an electric heating system fitted to part. The rental includes use of the garage and forecourt to the rear. 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.

- Grade II listed Class E retail unit total of 811 sq ft.
- The property is well presented and in good decorative order.
- Garage and forecourt included to the rear.
- Electric heating system to GF and part of cellar.
- Effective FRI lease on the ground floor.
- Rateable value of £4,050.
- Building qualifies for small business rate relief.
- To Let for **£675pcm – No VAT**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

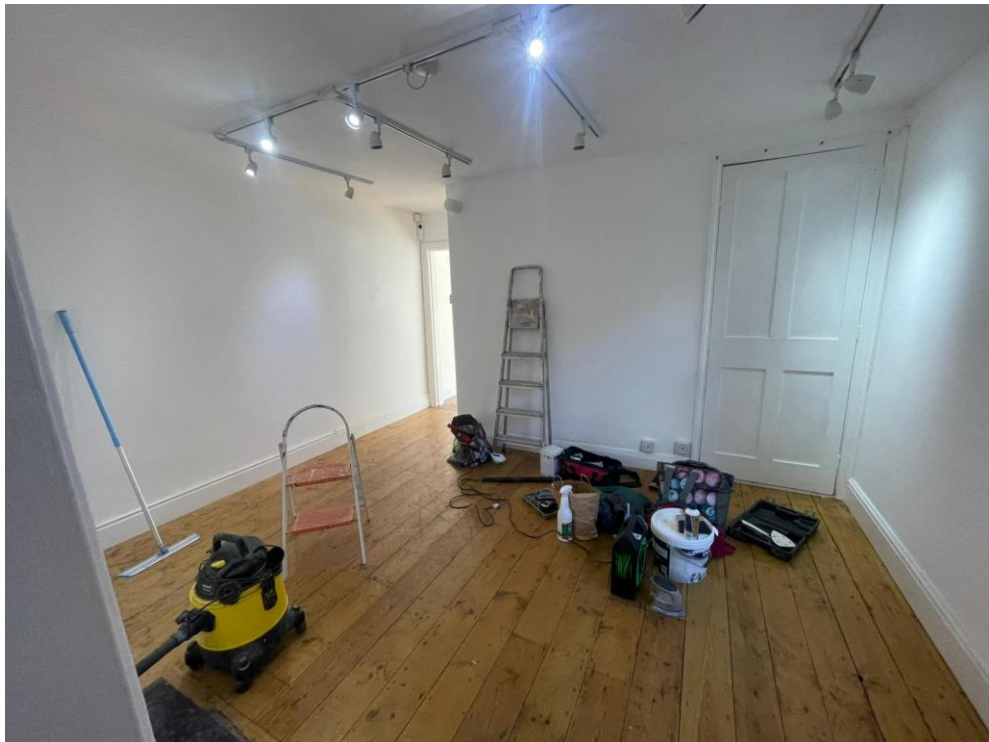
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
STIBBARDPROPERTY.CO.UK

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





STIBBARD  
PROPERTY



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
STIBBARDPROPERTY.CO.UK

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





STIBBARD  
PROPERTY



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
STIBBARDPROPERTY.CO.UK

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

