



STIBBARD
PROPERTY



36 The Nursery, Devizes, Wiltshire, SN10 2AG

A prominent retail (E class) unit on a busy road in Devizes. 36 The Nursery comes to a total of approximately 1,989 sq ft of retail space with large road-facing windows and office rooms on the first floor. There is a further 1,601 sq ft of space in the three outbuildings behind and gated access to the car park and compound.

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

- FRI lease.
- 933 sq ft GF ITZA & Rateable value of £16,500.
- 3,590 sq ft approximate total space.
- Separate outbuilding with larger roller shutter door.
- Lockable compound.
- High volume of traffic, prominent location.
- Services: Mains water, electricity, and drainage.
- To let for **£29,000 pa (No VAT) exclusive**.
- Viewing by appointment; contact Andrew Stibbard on 01672 890537.

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

