



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.

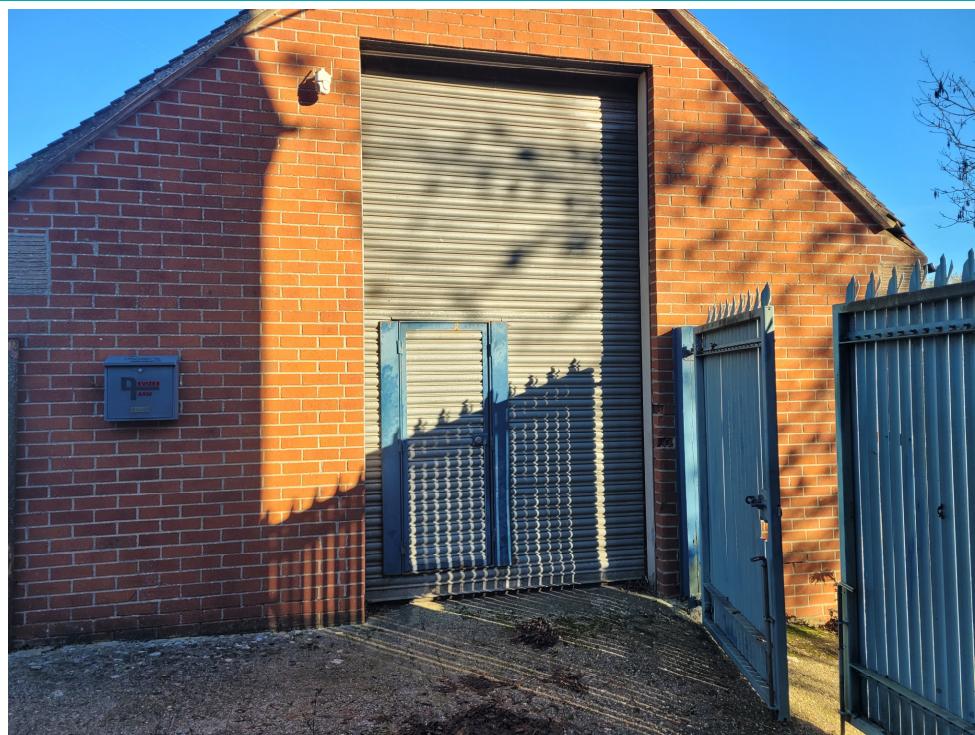
The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and is within easy reach of the M4 & A303 via the A350.

- 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.



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