



#### 4 & 5 Market Place, Devizes, SN10 1HT

A well-positioned Grade II listed building overlooking the Market Place in the centre of Devizes. 4 & 5 Market Place currently has 4 tenants generating an annual income of £26,900 per annum with a further 5 ground & first floor office rooms totalling 860 sq ft which can be let or owner occupied. The market town of Devizes is within striking distance of Marlborough, Chippenham & Melksham and has easy reach of the M4 & A303 via the A350.

- Attractive GIY of 9.75% reflecting the potential to improve income by c. £7,000 per annum.
- Total area of 2,514 sq ft plus 525 sq ft cellar.
- Services: Mains water, gas central heating, electricity and drainage.
- Occupational leases available upon request.
- **For Sale - £275,000 – No VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.



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