



STIBBARD
PROPERTY



12 Maryport Street, Devizes, Wiltshire, SN10 1AH

A charming Grade II listed (E Class) Retail unit in the centre of Devizes benefiting from significant footfall to the nearby Market Place and Brittox shopping areas. 12 Maryport Street comes to a total of approximately 1,450 sq ft on the GF, 1,850 sq ft on the 1st and 2nd Floor and there is a large basement below. Access is from Maryport Street with deliveries and a rear shop front on Monday Market Street. Devizes is situated within easy reach of Chippenham, Marlborough, Swindon & London along the A4 & M4.

- Services: mains water, electricity and drainage.
- Rateable Value of £25,750.
- Approximately 3,600 sq ft over 3 floors + basement.
- Planning application for residential uppers.
- Front and rear display windows.
- Nearby retailers include M&S, Sainsburys and Boots.
- **For Sale - £375,000 – no VAT.**
- Viewing by appointment only - 01672 890537.

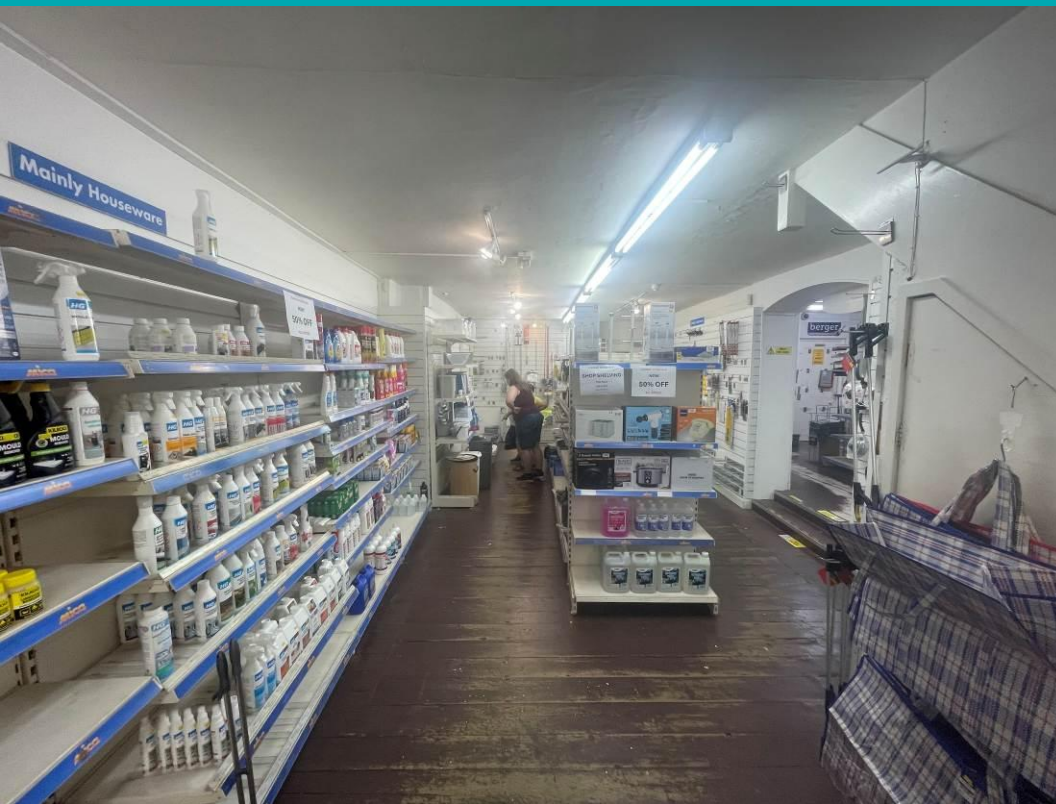
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

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





STIBBARD
PROPERTY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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

