



ON THE INSTRUCTIONS OF THE WILTSHIRE PRIMARY CARE TRUST

FOR SALE BY PRIVATE TREATY

**LAND AND BUILDINGS WITH POTENTIAL FOR
REDEVELOPMENT**

(Subject to Planning Permission)



THE FORMER DEVIZES CLINIC

NEW PARK STREET

DEVIZES

SN10 1BR



MELKSHAM
01225 703082
13 High Street
Melksham SN12 6JY

• www.kavanaghs.co.uk •

TROWBRIDGE
01225 341509
63 Fore Street
Trowbridge BA14 8ET





Location: Devizes is an attractive and increasingly popular town in Northern Wiltshire with a population of approximately 11,000 people (2001 census).

It is located on the A361 approximately 13 miles east of Trowbridge and 19 miles south of Swindon.

The property is within easy walking distance of the town centre shopping facilities and has direct vehicular access on to New Park Street one of the principal routes through the town.

Description: The property has a total site area of approximately 0.25 acres (0.1 ha). On it stands a single storey building which we understand was purpose designed as a health clinic. It is constructed of brick elevations under a flat roof with predominantly glazed and panel elevations.

Internally the building has been purpose designed and fitted out for the individual elements of the health centre including consulting rooms, dental surgeries and children's facilities. There are two sets of male and female WCs and externally accessed store room and boiler room.

The remainder of the site is laid to car parking with access off New Park Street.

Planning: We understand that the property is located within the Devizes Town Centre Conservation Area and the town centre commercial area boundary.

Interested parties should make their own enquiries to the local Planning Authority Wiltshire Council: 0300 456 0100.





Accommodation: The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a gross internal floor area basis.

Health Clinic:	3277	sq ft	304.4	sq m
Boiler room and Store:	327	sq ft	30.4	sq m
Total:	3604	sq ft	334.8	sq m

The total site area is 0.25 acres (0.1 ha)

Tenure: The site is to be sold Freehold. Vacant possession will be provided on completion

Terms: Offers are invited.
Our clients preference is to sell the property on an unconditional basis however consideration will be given to conditional offers.

Services: We understand that all mains services are located within the vicinity of the subject site but interested parties should satisfy themselves as to their exact location and capacity. We have not verified the existence nor tested any of the service installations and advise that interested parties make their own enquiries and investigations as to their state and condition.

EPC & Asbestos Surveys: EPC and Asbestos Surveys are available for interested parties.

Business rates: The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made to the local billing authority –Wiltshire Council: 0300 456 0100.

VAT All prices quoted are exclusive of VAT

Legal Costs: Each party to pay their own legal costs.

Viewing: Strictly by appointment with the agent:
Contact: Henry King T: 01225 341004
Email: henryking@kavanaghs.co.uk

Date of particulars: November 2011





The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: www.commercialleasecode.co.uk Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment. The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues. 6037



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