



## MAJOR RETAIL DEVELOPMENT TO LET



**SNUFF STREET**

**DEVIZES**

**WILTSHIRE**



**MELKSHAM**  
01225 703082  
13 High Street  
Melksham SN12 6JY

• [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk) •

**TROWBRIDGE**  
01225 341509  
63 Fore Street  
Trowbridge BA14 8ET





- Location:** Devizes is an attractive and an increasingly popular shopping centre in northern Wiltshire with a population of 11,296 (2001 census).  
The development is in a prominent location fronting the Market Place at its junction with Snuff Street in the heart of the town centre. The Market Place is the primary thoroughfare for shoppers and benefits from surface car parking. Nearby retailers include WH Smith, Superdrug, Pizza Express and Carphone Warehouse.
- Description:** This is a new mixed use development providing ground floor retail accommodation with prominent frontage to the Market Place and return frontage to Snuff Street with a three storey residential complex above. The retail units will be finished to a shell specification ready for shop fitting.
- Accommodation:** The available space can be sub-divided to meet individual requirements. The plan shows an indicative layout and this is reflected in the attached schedule:
- Services:** We are advised that the Property has mains electricity, water and drainage. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/investigations as to their state and condition.
- Terms:** The premises are available to let by way of a new effective full repairing and insuring leases.
- Rateable value:** To be assessed. The business rates that you pay will depend upon the individual circumstances of your business. We advise that potential occupiers make enquiries to the Local Billing Authority: Wiltshire Council: 0300 456 0100.
- VAT:** All figures quoted are exclusive of VAT (Finance Act 1989).
- Legal Costs/ Deposit:** The in-going tenant to be responsible for the landlord's reasonable legal costs.
- Viewing:** Strictly by appointment with the agent:  
**Contact: Henry King 01225 341004 email:henryking@kavanaghs.co.uk**
- Date of particulars:** Jan 2012

### **SUBJECT TO CONTRACT**

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](http://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.



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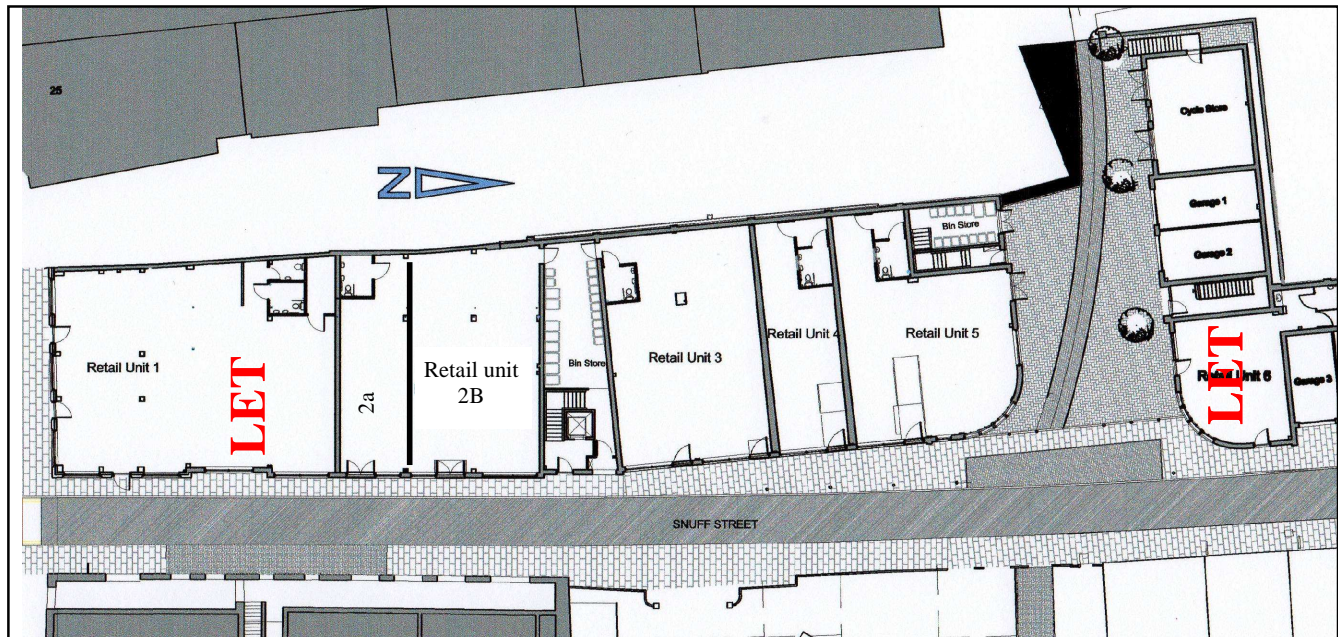


## Schedule of floor areas and rents

As the units were still being constructed and WCs were not fitted at the date of inspection, the units have been measured to Gross Internal Area, in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition). We will revise the measurements in due course:

UNIT	DESCRIPTION	SIZE		RENT £ PA
		Total sales area SQ FT	SQ M	
2a	Snuff Street frontage	558	52.00	£12,500
2b	Snuff Street frontage	1188	110.40	£23,500
3	Snuff Street frontage	1461	135.70	<b>Under Offer</b>
4	Snuff Street frontage	733	68.11	<b>Under Offer</b>
5	Snuff Street frontage	1220	113.34	<b>Under Offer</b>
6	Snuff Street frontage	-	-	<b>LET</b>

## Plan of the units

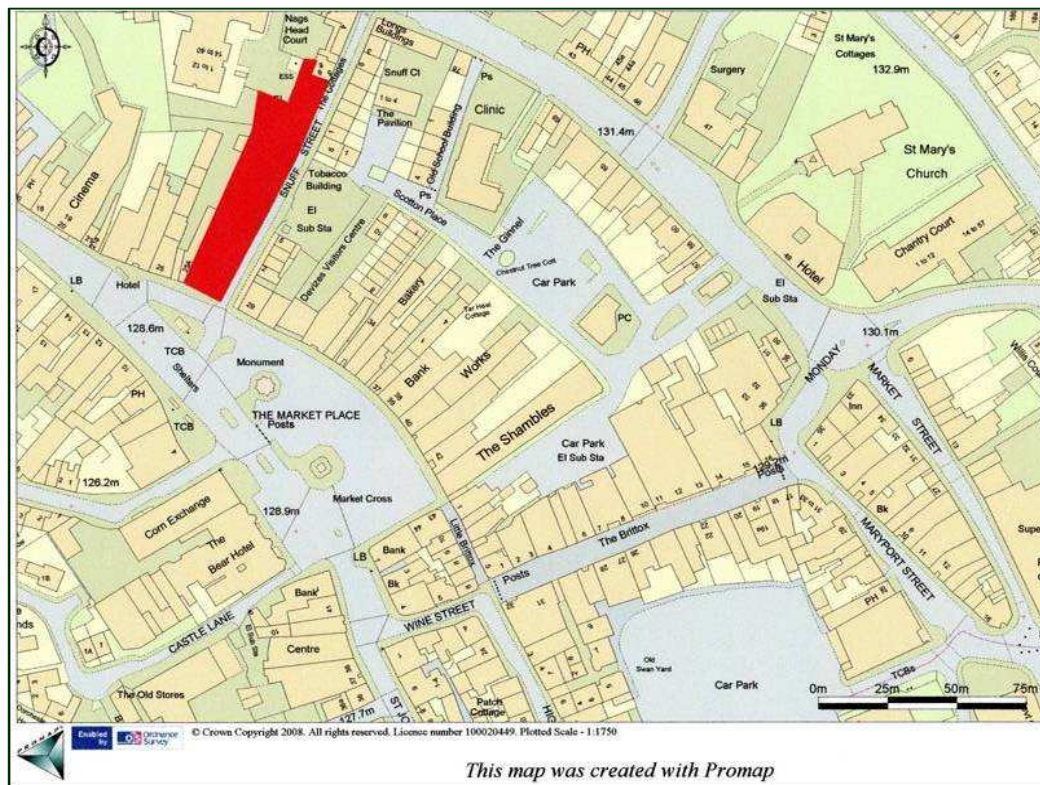


# KAVANAGHS

Residential & Commercial Chartered Surveyors



Location of the unit



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