



**13 Sidmouth Street
Devizes
Wiltshire
SN10 1LD**

Attractive Investment Property For Sale

**Approximately 38.36 Sq M Retail Unit plus
3 x 1 Bedroom Flats**

- Three Vacant 1 Bedroom Flats
- Potential Total Rent of £24,500pa
- Mixed Use Property
- Central Location

LOCATION

The town of Devizes has a population of approximately 11,715 and is within the county of Wiltshire. The town is a popular market town with a growing tourism sector with attractions such as Caen Hill Locks, The Kennet and Avon Canal, Avebury and Stonehenge all being situated nearby.

The property is situated on Sidmouth Street with a range of uses nearby including Sainsburys and Walter Rose and Sons Butchers.

DESCRIPTION

The property comprises a Grade II Listed four storey building. At the front of the property to the ground and basement floor is a retail unit currently occupied by a financial services provider. Accessed from the rear of the property through a secure gated pathway are 3 x 1 bedroom flats situated over ground, first and second floors.

Externally, there is small rear courtyard area and a covered bin store.

The flats are in need of some refurbishment works.

TERMS

The freehold interest in the property is for sale with the benefit of a commercial lease on the ground and basement floors and vacant possession on the residential element of the property.

The commercial lease is dated 2nd June 2016 between Curo Places Limited and Nick Sims. The key terms are outlined below:

- **Term:** 20th August 2015 to 31st May 2018
- **Rent:** £6,500 per annum paid quarterly
- **Repairs:** Effectively full repairing by way of a service charge
- **Rent Reviews:** Every 30 month period
- **Break Options:** None
- **Security of Tenure:** Yes

Nick Sims, trading as TaxAssist Accountants, has been the tenant in the retail unit since at least 2010.

The flats are currently vacant and in need of some refurbishment. Once refurbished they could be let at around £500PCM each.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	18.92	204
Basement	19.43	209
TOTAL	38.36	413

There are also 3 x 1 bedroom flats all comprising a double bedroom, en-suite and an open plan kitchen/lounge area.

PRICE

Offers are invited in excess of £290,000.

RETAIL RATEABLE VALUE

Rateable Value: £5,200

Rates Payable (2017/2018): £2,490.80

This is an estimate only and takes no account of possible transitional adjustment.

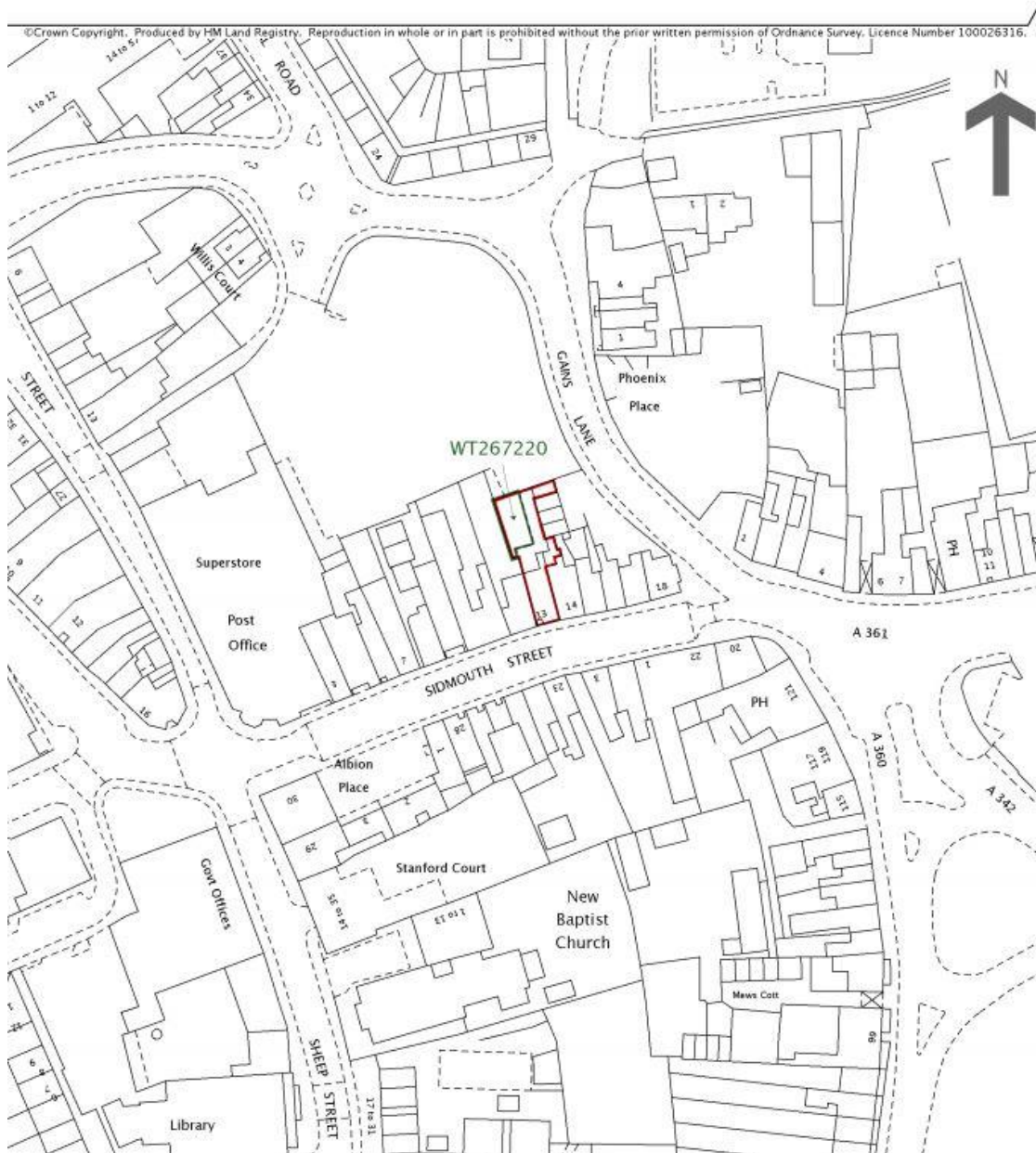
VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT

HM Land Registry Current title plan

Title number **WT263722**
Ordnance Survey map reference **SU0061SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



The Freehold interest is in title WT263722 and excludes the land edged green contained in title WT267220.

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