



7 The Brittox

Devizes

Rent

£27,000 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor Sales	892 sq ft	82.8 sq m
Ground Floor Anc	25 sq ft	2.3 sq m
First Floor Anc	289 sq ft	26.8 sq m
Total:	1,206 sq ft	111.9 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Incentives

Available subject to covenant strength.

PRIME SUB-LEASE AVAILABLE

Property Highlights

- Flexible terms
- Pedestrianised Street
- Available immediately

Location

Located in a prime position adjacent to Clarks. Other nearby retailers include Caffè Nero, Holland & Barrett, Boots, New Look and Specsavers.

Description

The property comprises a prime retail unit with sales accommodation on ground floor.

Tenure

The property is available by way of a sublease expiring 25 December 2025, contracted inside the Landlord and Tenant Act.

Our client would consider a shorter term if required.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

Devizes

Rateable Value		£20,250
Rates Payable	(19/20)	£10,206
Rateable Value		£15,250
Rates Payable	(23/24)	£7,609.75

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NEWMARK