

# 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 Caffe 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.

Amanda O'Flaherty

t 020-7462-9131 M 07824-143-468 amanda.oflaherty@nmrk.com 84 Grosvenor Street London, W1K 3JZ United Kingdom

nmrk.com



# 7 The Brittox

#### Devizes

#### **Business Rates**

 Rateable Value
 £20,250

 Rates Payable
 (19/20)
 £10,206

 Rateable Value
 £15,250

 Rates Payable
 (23/24)
 £7,609.75

Interested parties should make their own enquiries with Wiltshire Council (0300 456 0100).

### **EPC**

The EPC rating for the premise is E-31. Full Energy Performance Certificate available upon request.

## **Location Map**



NEWMARK HDH LIMITED ("NEWMARK") (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

- 1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
- 2. Newmark cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of factor representations and must satisfy themselves as to their accuracy;
- 3. No person in the employment of Newmark has the authority to make or give any representation or warranty whatever in relation to this property; Newmark will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

