



Huw Thomas
commercial

ATTRACTIVE RETAIL UNIT

931 sq.ft (86.49 sq.m)

TO LET ON NEW LEASE



Key Points:

- * Attractive building
- * Good level of passing traffic
- * Excellent natural lighting
- * Public car park at rear
- * £11,000 per annum

**TUDOR HOUSE, 56 – 57 NORTHGATE STREET,
DEVIZES, WILTSHIRE, SN10 1JJ**

LOCATION

Devizes is a busy market town located on the A361 giving access to Swindon approximately 18 miles to the north east; Chippenham approximately 11 miles to the north west and Marlborough approximately 9 miles to the east. To the south, Andover is approximately 32 miles south east via the A342 and Salisbury approximately 24 miles south via the A360.

Northgate Street is a busy road leading from Devizes Market Place west toward the Wadsworth Brewery. Tudor House therefore benefits from a high level of both pedestrian and vehicular passing traffic.

DESCRIPTION

Tudor House was constructed in 2005 and is an attractive building of timber frame construction under a tiled roof, lying within the Devizes Conservation Area.

The ground floor shop has most recently been used as a hair dressing salon. The hand basins and some fixtures and fittings have been left in situ. The current layout has a reception area at the front with a partitioned treatment room and then a large open plan salon area benefitting from excellent natural lighting via conservatory style double glazed windows at the rear. There is also a rear patio area.

There are also 2 partitioned storerooms and a disabled person's toilet facility.

The whole property is in good decorative order and very well presented.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor area	86.49	931

PARKING

There is a public pay & display car park immediately to the rear of the property and accessed via a passageway to the side of the Tudor House.

There is also short term (2 hour) car parking available on Northgate Street and nearby in the Market Place and in New Park Street.



TERMS

The shop is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

A service charge will be levied toward the cost of repair and maintenance of external parts.



Salon area



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RENT

£11,000 per annum.

We are advised that the property is not registered for VAT, so no VAT is payable on the rent.

SERVICES

We are advised that all mains services are connected to the property. The existing gas boiler currently serves both the ground and first floors, but it is the Landlord's intention to have a separate boiler for the first floor.

No tests have been undertaken on the services provided. We recommend that prospective tenants satisfy themselves that the services supplied comply with current regulations and meet their occupational requirements.



Salon area

BUSINESS RATES

The Valuation Office Agency website lists the property as –

“Shop & premises” Rateable Value £11,500.

It should be noted that the current rating assessment includes part of the first floor that is no longer included in the space to be let. An Appeal should therefore be lodged to amend the assessment.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 43 within Band B.

A copy of the EPC and Recommendation Report is available from the agents on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

01249 704345 / 07970 494369 or
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Rear view of property



Rear patio

Details prepared May 2019.

Disclaimer

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