

Devizes - 36A New Park Street, Wiltshire SN10 1DZ  
Long Leasehold Retail Investment



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PROPERTY CONSULTANTS





# Devizes - 36A New Park Street, Wiltshire SN10 1DZ

## Long Leasehold Retail Investment



### Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 9.00%
- Rental Income: £9,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a hair salon with ancillary accommodation at first floor
- Occupiers close by include Majestic Wine, Carpetright and a mix of local retailers.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 36A (Ground & First Floor)	Ground Floor: 57.25 sq m (616 sq ft) Open plan retail, kitchen, storage First Floor: 47.20 sq m (508 sq ft) Ancillary accommodation	Individual	6 Years 11 Months from 22 November 2024	£9,000	Note 1: FRI Note 2: Rent review on 30.09.28 open market upward only Note 3: Tenant option to determine on 01.10.27 with minimum 6 month notice Note 4: Deposit held of £2,000 Note 5: Lease renewal. Tenant in occupation since 2017
Total				£9,000	

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### Property Description:

Comprises Grade II Listed property arranged on ground and one upper floor to provide a ground floor hair salon with kitchen and ancillary accommodation to the rear. On the first floor are two large rooms and a bathroom, which is off one of the rooms. The second floor does not form part of the property to be sold.

Ground Floor: 58 sq m (625 sq ft)

Open plan retail, kitchen, storage

First Floor: 47 sq m (505 sq ft)

Ancillary accommodation

Total GIA: 105 sq m (1,130 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 6 years 11 months from 22<sup>nd</sup> November 2024 at a current rent of £9,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 30.09.28 open market upward only. Tenant option to determine on 01.10.27 with minimum 6 month notice.

Deposit held of £2,000. Lease renewal. Tenant in occupation since 2017

### Tenure:

Leasehold. To be held on a new 150 year lease from 21<sup>st</sup> August 2017 at a ground rent of a peppercorn.



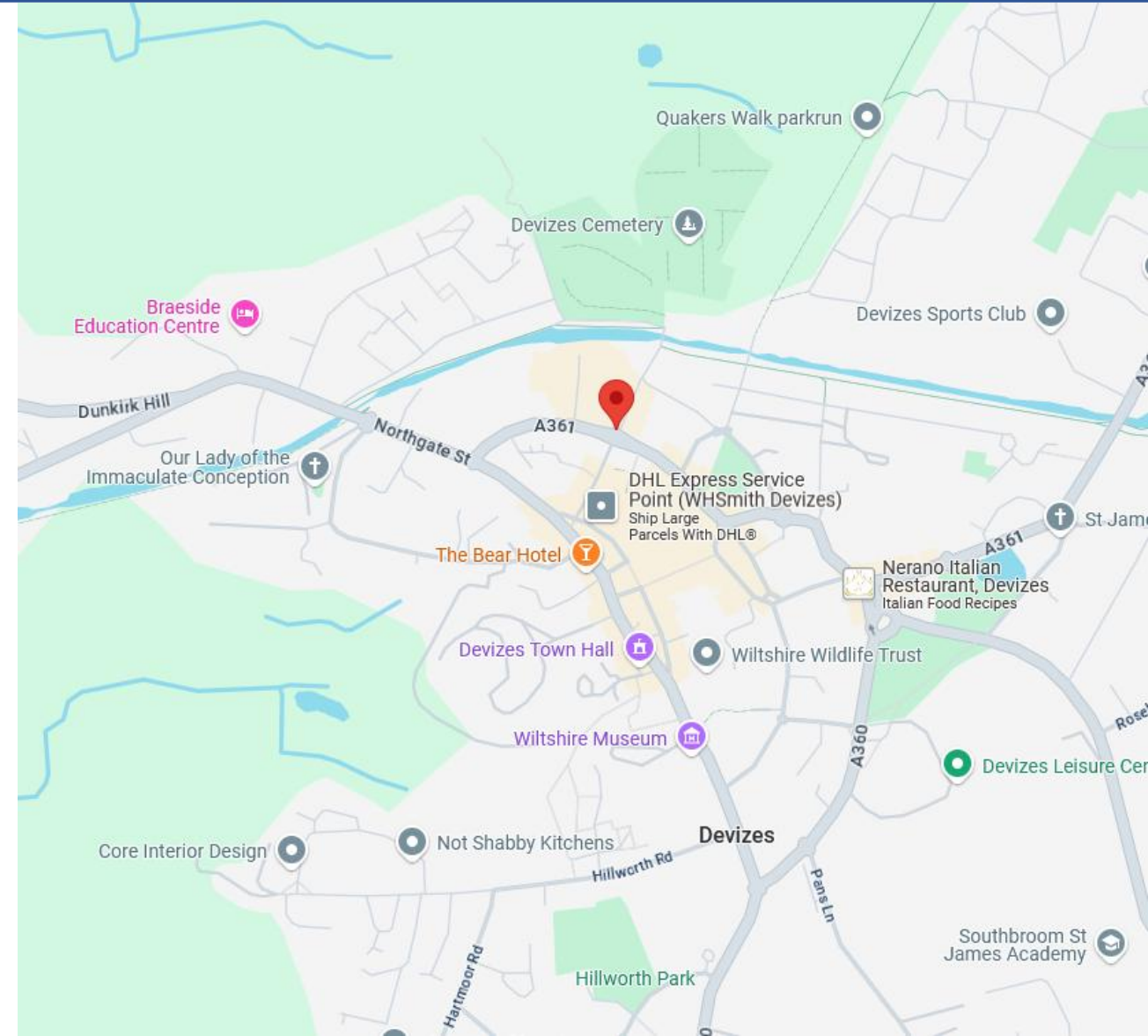
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### Location:

The attractive market town of Devizes in the county of Wiltshire has a resident population of 13,200 and stands on the eastern edge of the Vale of Pewsey. It is located 11 miles south-east of Chippenham, 11 miles east of Trowbridge and 19 miles south-west of Swindon. Road communications are good, with the town being located at the junction of the A361 and A342 which leads to Junction 17 of the M4 Motorway. The property is situated on the edge of the town centre at the junction of New Park Street (A361) and Couch Lane, 200m north of Market Place. Occupiers close by include Majestic Wine, Carpetright and a mix of local retailers.





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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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