



STIBBARD
PROPERTY



48 Long Street, Devizes, Wiltshire, SN10 1NP

A conveniently placed retail unit with a rear fire escape in the centre of Devizes.

The unit benefits from a double frontage together with a small office and WC to the rear. The sales area comes to a total of 361 sq ft.

The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- Total area of 447 sq ft on the ground floor.
- Freehold of the whole which includes the flat above which has been sold off long leasehold.
- Rateable value of £4,350 (eligible for 100% small business rate relief)
- Services: Mains electricity, water & drainage.
- For sale: **£97,000**.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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