





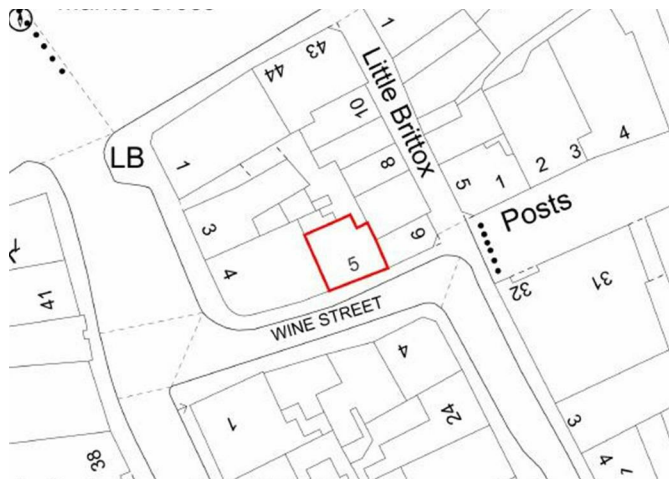
📍 5 Wine Street, Devizes, Wiltshire, SN10 1AP

📄 Auction Guide £150,000

- For Sale By Online Auction
- Thursday 15th February 2024
- Lot 22
- Guide Price £150,000+

🏠 Freehold

📊 EPC Rating



LOT 22  
FOR SALE BY ONLINE AUCTION  
THURSDAY 15TH FEBRUARY 2024  
GUIDE PRICE £150,000+

Commercial investment in the town centre comprising retail shop with offices above producing a combined £18,525 per annum. The property is located only a short distance from the High Street.

The property is Grade II listed and the shop and offices have separate accesses from the street.

The ground floor/basement is let to H&J Comms Ltd on a 5 year lease commencing August 2022 and now on a rolling contract at a rent of £10,725 per annum.

The first, second & third floors are let to Kennet Financial Services until 31 July 2030 at £7,800 per annum.

#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Devizes office on 01380 723451

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



**For further details** 01380 723451  
devizes@strakers.co.uk

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