

Devizes - The Wool Shed, New Park Street, Wiltshire SN10 1DY
Freehold Vacant Offices with Redevelopment Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £200,000
- Vacant possession
- ERV: £20,400 p.a. GIY: 10.20%
- VAT is NOT applicable to this property
- Comprises two-storey office building
- Benefits from 2 car parking spaces
- Total gross internal area 186 sq m (2,000 sq ft)
- Residential development potential, subject to obtaining the necessary consents
- Situated in the heart of the town centre, with occupiers nearby including Restaurants, estate agents, café, offices, convenience store and more.



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Property Description:

Comprises semi-detached office building which was originally a warehouse and later converted into an office in 2008. The building is of traditional construction with red brick elevations under a pitched red clay tile roof. Internally the ground floor of the property had been partitioned out and comprises of a small reception, W.C, four small meeting rooms and large rear open plan office which included a kitchenette. The first floor comprises an open plan office space with kitchenette, two meeting rooms and W.C with vaulted ceilings creating a feeling of space.

Ground Floor: 93 sq m (1,000 sq ft)

Reception, large open plan office, 4 office units, wc

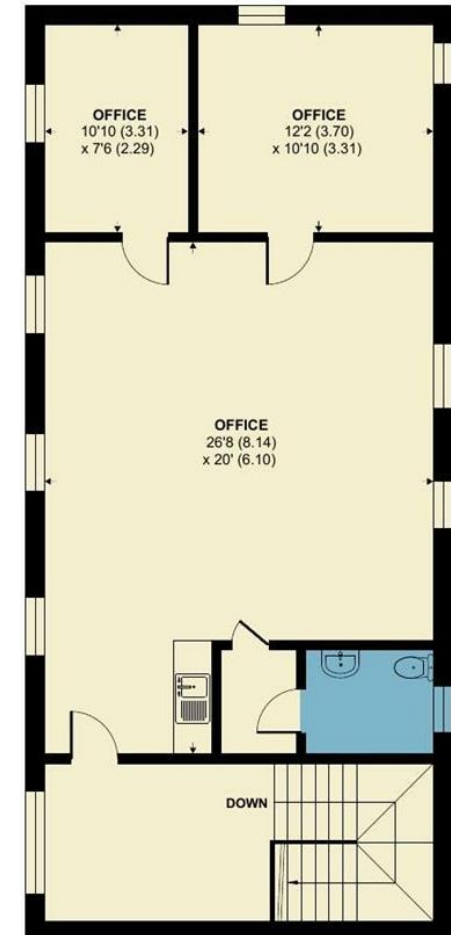
First Floor: 93 sq m (1,000 sq ft)

Large open plan office, 2 office units, kitchen, wc

Total GIA: 186 sq m (2,000 sq ft)



Ground Floor



First Floor

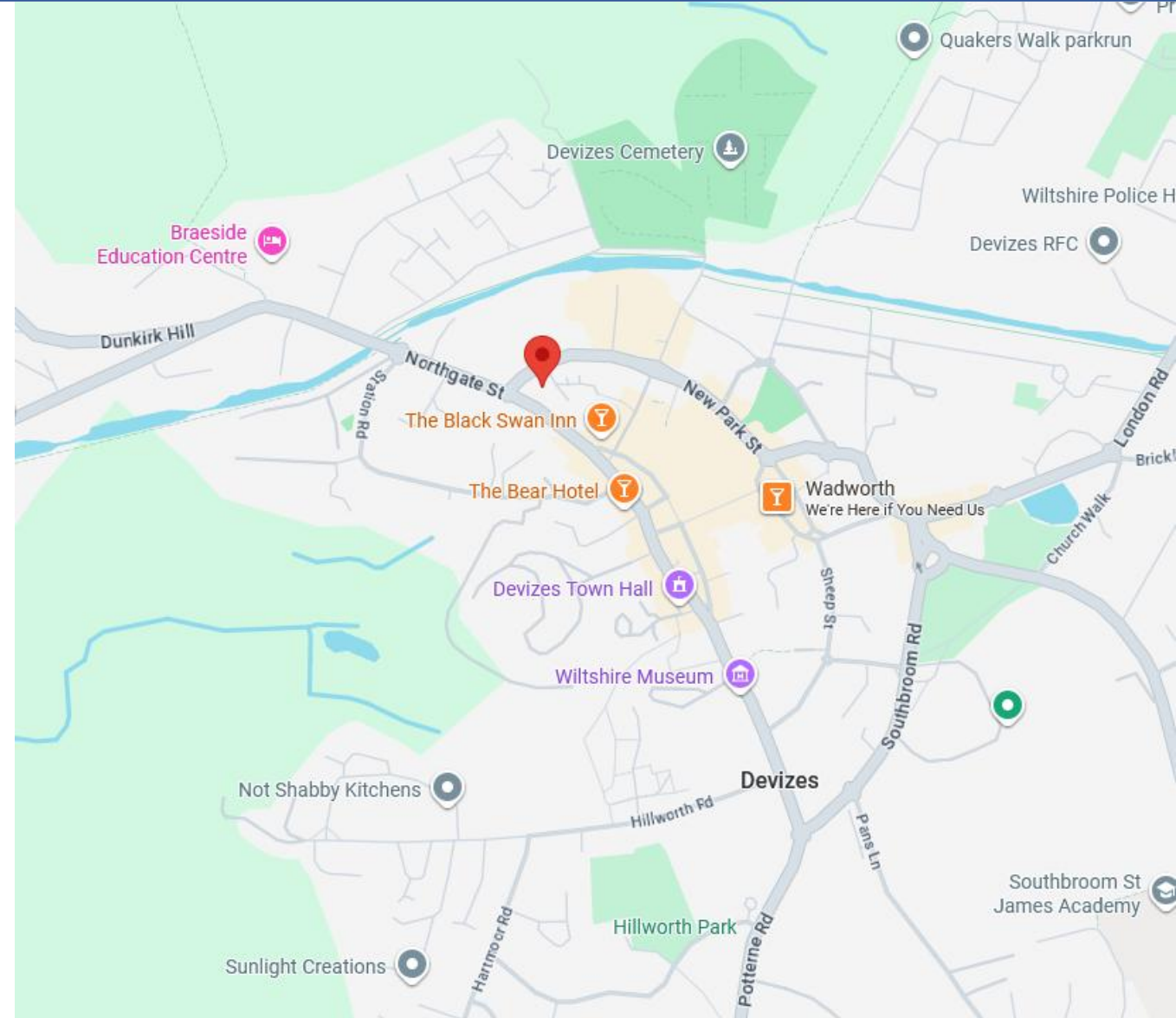
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Location:

New Park Street is situated within easy reach of the centre of Devizes, a historic market town in the heart of Wiltshire. The area benefits from good road communications via the A361 and A342, with convenient access to the surrounding commercial centres of Bath, Swindon and Salisbury. The town offers an excellent range of amenities including a variety of independent shops, supermarkets, cafés, restaurants and public houses, together with leisure facilities, a cinema, library and sports clubs. Mainline rail services are available nearby at Chippenham (approximately 11 miles north), providing regular direct services to London Paddington, and at Pewsey (approximately 10 miles east), on the London Paddington to Exeter line.



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Contacts:

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