



SITUATION

Occupying a prominent position in this historic market town and adjoining the main pedestrianised shopping street of The Brittox which houses such multiple retailers as **Boots, Iceland, Caffè Nero, Holland & Barrett, Specsavers, Jennings Bet, Timpson** and **Card Factory**. Devizes is an affluent market town located approx. 20 miles east of Bath and 19 miles south-west of Swindon.

PROPERTY

A mid terraced building comprising a **Large Ground Floor Retail Unit** with internal access to **Ancillary Accommodation** on the first floor and separate rear communal access to **2 Self-Contained Flats** (see **Note 2**) on the second floor.

In addition, the Retail Unit has a rear customer entrance and the property includes a rear loading/parking area accessed via a communal service road.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

36 Monday Market Street - Ground Floor Retail Unit

Gross Frontage	46'0"
Built Depth	103'0"
Area	Approx. 5,791 sq ft ¹

First Floor Ancillary

Area	Approx. 4,942 sq ft ¹
------	----------------------------------

Total Area **Approx. 10,733 sq ft**

52 New Park Street - Second Floor Flat

2 Bedrooms, Living Room/Kitchen/Diner, Bathroom/WC	
Area	Approx. 667 sq ft ²

53 New Park Street - Second Floor Flat

3 Bedrooms, Living Room/Kitchen/Diner, Bathroom/WC	
Area	Approx. 818 sq ft ²

¹Area taken from VOA.

²Not internally inspected by Barnett Ross. Area taken from EPC.

TENANCY

The entire property is let on a full repairing and insuring lease to **Marks & Spencer PLC (having over 1,000 UK owned & Franchise Stores)** (T/O for Y/E 30/03/24 **£12.897bn**, Pre-Tax Profit **£687m** and Shareholders' Funds **£4.748bn**) for a term of 25 years from 28th February 2005 at a current rent of **£84,655 per annum** exclusive.

Note 1: The Tenant did not operate their February 2025 Break Clause.

Note 2: The 2 Flats are each underlet for a term of 99 years from 29th September 1985 at a peppercorn ground rent. Therefore, there are 2 Valuable Reversions in approx. 59 years.





Rear of Property



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

£84,655 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

BSG Solicitors LLP

Tel: 020 8343 4411 Ref: Jeremy Swerner

Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'