TO LET - OFFICE

11 Couch Lane

Devizes, SN10 1EB

Key Highlights

- 1,883 sq ft
- Potential for variety of uses - office; beauty; medical; light assembly
- 2 on site parking spaces,
- £18,000 per annum NO VAT.
- Modern two storey building
- Front and rear access
- New lease

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Description

The property comprises a self contained business unit with front and rear access. The front door from Couch Lane leads into a large entrance lobby off which are offices on either side. A staircase leads to the first floor where there are two further offices. At the rear of the ground floor is a more basic area suitable for storage or light workshop use. This area has the benefit of wooden double door access from a rear laneway that runs off the The Wharf public car park. There are 2 toilets and kitchen sink area off this space. Externally to the rear of the property are 2 allocated parking spaces.

The office space within the building has carpet floor covering, gas fired central heating and a mix of lighting, The Landlord proposes to upgrade the office lighting to LED fittings prior to any new lease being granted.

Location

Devizes is a busy market town located on the A361 giving access to Swindon approximately 18 miles to the north east; Chippenham approximately 11 miles to the north west and Marlborough approximately 9 miles to the east. To the south, Andover is approximately 32 miles south east via the A342 and Salisbury approximately 24 miles south via the A360.

Couch Lane is located off New Park Street, close to Devizes Wharf.

It is within easy level walking distance of town centre facilities and local attractions such as the Wharf Theatre. There is a large pay & display car park just to the rear of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Entrance lobby	90	8.36	Available
Ground - Office - Unit 1	414	38.46	Available
Ground - Office - Unit 2	314	29.17	Available
Ground - Store / workshop	364	33.82	Available
1st - Landing area	92	8.55	Available
1st - Office - Unit 3	291	27.03	Available
1st - Office - Unit 4	318	29.54	Available
Total	**1,883**	**174.93**	

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Lease

The property is offered by way of a new full repairing and insuring lease for a term to be agreed, but subject to a minimum period of 3 years.
The lease will be excluded from the renewal rights of the Landlord & Tenant Act 1954.

Rent

£18,000 per annum. The property is not registered for VAT, so there is NO VAT payable on the rent.

Business Rates

The Rateable Value effective from 1st April 2026 is £10,750

The Rateable Values is below the threshold for qualifying occupiers to claim full Small Business Rate Relief

Services

All mains services including gas are connected to the property. Heating is via radiators served by a gas fired boiler.

No services have been tested, so prospective tenants should ensure that all services meet their occupational requirements before committing to a lease.

Energy Performance Certificate

The Landlord intends to upgrade the lighting in the building, so a new EPC will be issued once that work has taken place,

Legal Costs

Each party is to be responsible for their own legal costs in any transaction,

Contact

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