TO LET - INDUSTRIAL / OFFICE

9 Couch Lane

Devizes, SN10 1EB

Key Highlights

- Modern two storey building with potential for variety of uses
- Front and rear access
- New lease
- Ground floor workshop / store; first floor office
- 3 on site parking spaces,
- £10,000 per annum NO VAT.

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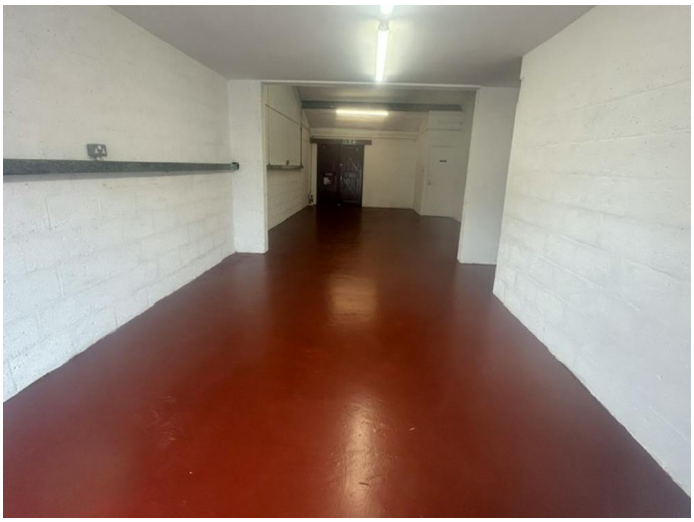

Description

The property comprises a self contained business unit with front and rear access. The front door from Couch Lane leads into a small lobby with stairs leading the first floor and a door into the ground floor space. The ground floor has a painted concrete floor and painted blockwork walls. It is fitted with lighting and wall mounted electric sockets. At the rear is a single toilet and double wooden doors leading out to forecourt parking.
On the first floor is an open plan office with carpet floor covering, lighting and a good number of electric sockets.

Externally at the rear are 3 parking spaces.

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 - Workshop / store	675	62.71	Available
1st - Office	292	27.13	Available
Total	**967**	**89.84**	

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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

£10,000 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 £6,300

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

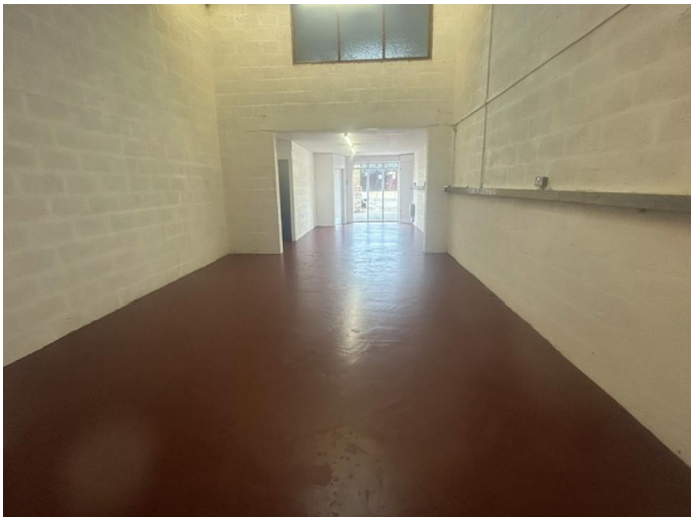
Energy Performance Certificate

The building has a valid Energy Performance Certificate with a rating of 64 in Band C.

https://find-energy-certificate.service.gov.uk/energy-certificate/6700-2632-2852-1319-6751

Legal Costs

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



Contact

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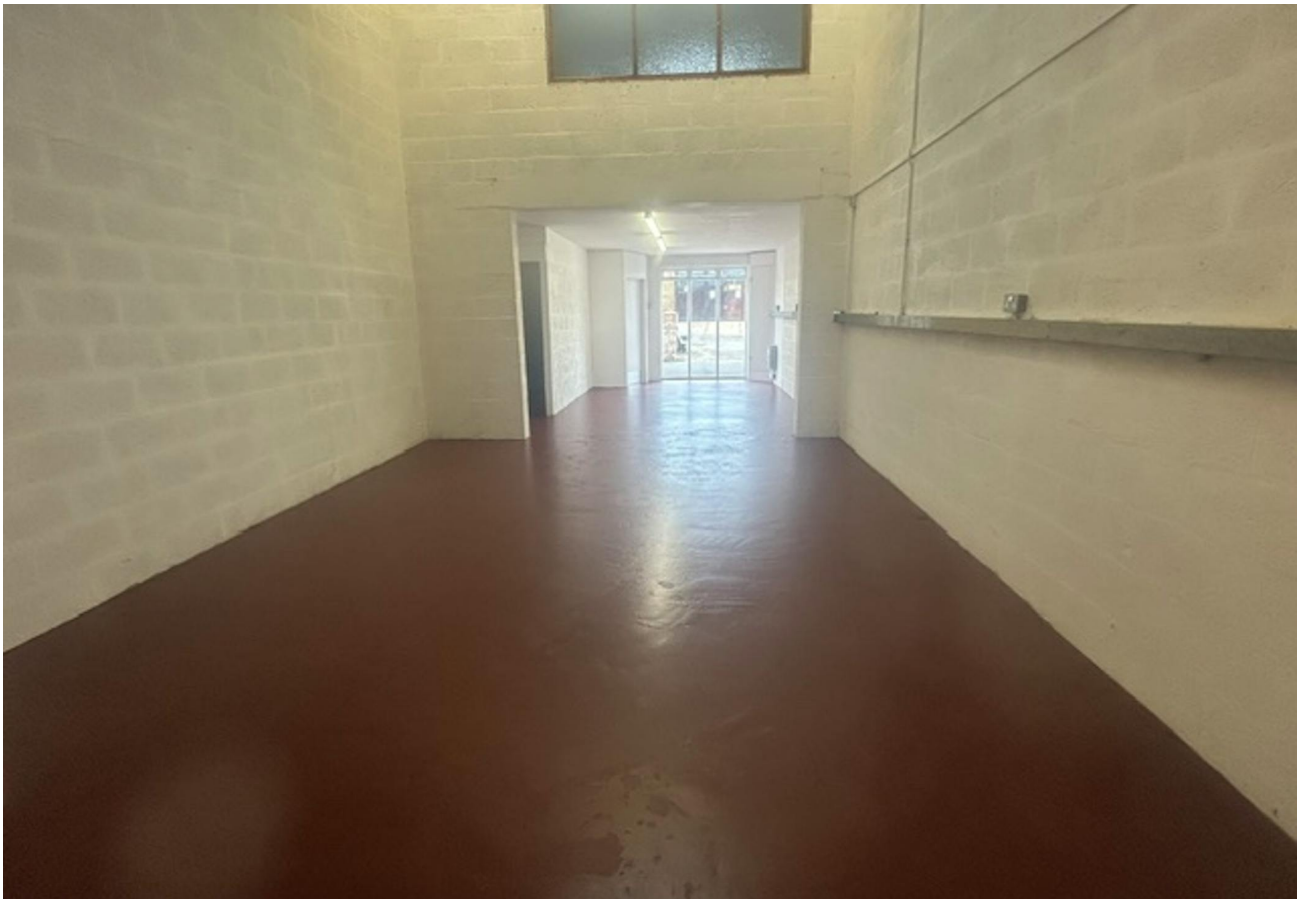
IMPORTANT NOTICE

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