11 Maryport Street

, Devizes, SN10 1AH

Guide Price £750,000

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Town centre investment opportunity comprising retail unit on the ground floor with five apartments above. Producing £52,900 per annum overall.

Situation and Description

This town centre freehold investment is situated in the heart of this popular and expanding market town having a residential population of about 15,000 people and it is also the regional centre of a much larger rural catchment area.

The Grade II listed property occupies a prominent trading location with frontage onto Maryport Street and is conveniently situated within a short distance of The Brittox and The Market Place. Nearby retailers include Sainsburys, M & S Simply Food, Iceland, Costa, Boots, and WH Smith. Leading banks and building societies are also within close walking distance.

There is some roadside car parking nearby and the town's central car park is only a short walk away.

Accommodation

Ground Floor

Retail Shop with an internal floor area of about 1276ft (118.3m) and further basement areas. It is let to Julia's House with the current lease being for 6 years commencing 31st July 2018.
Flat 25 Monday Market Street comprising of Bedroom, Sitting Room, Kitchen and Shower Room.

First Floor
Flat 11a comprising of Bedroom, Sitting Room, Kitchen and Shower Room.
Flat 11b comprising of Bedroom, Sitting Room, Kitchen and Shower Room.

Second Floor
Flat 11c comprising of Bedroom, Sitting Room, Kitchen and Shower Room.
Flat 11d comprising of large Studio Room with En-suite Bathroom.

All the flats are let on AST's and are producing a combined £33,900 per annum. Combined with the commercial shop the whole property is producing £52,900 per annum.

For further information on lettings and management please contact Devizes lettings on 01380 723 451.

Directions

Via car from our Devizes Office proceed along St John Street onto Long Street and turn left into Bridewell Street. Continue into Sheep Street and past the Post Office on the left until the junction is reached, bear left into Maryport Street and the property is on the right.

Viewings

To arrange a viewing, contact: Auctions Office on 01249 765200.
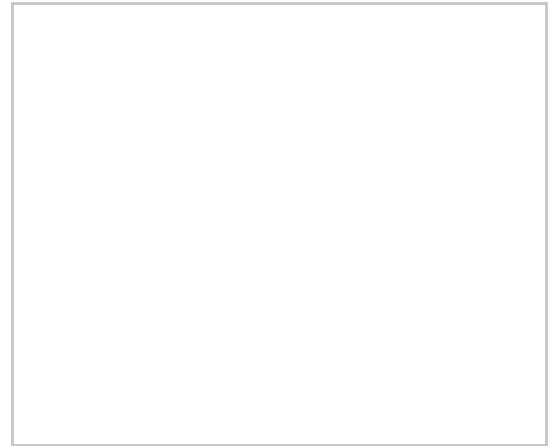
Legal Pack

You can download the legal packs via our website www.strakers.co.uk and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar. This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.
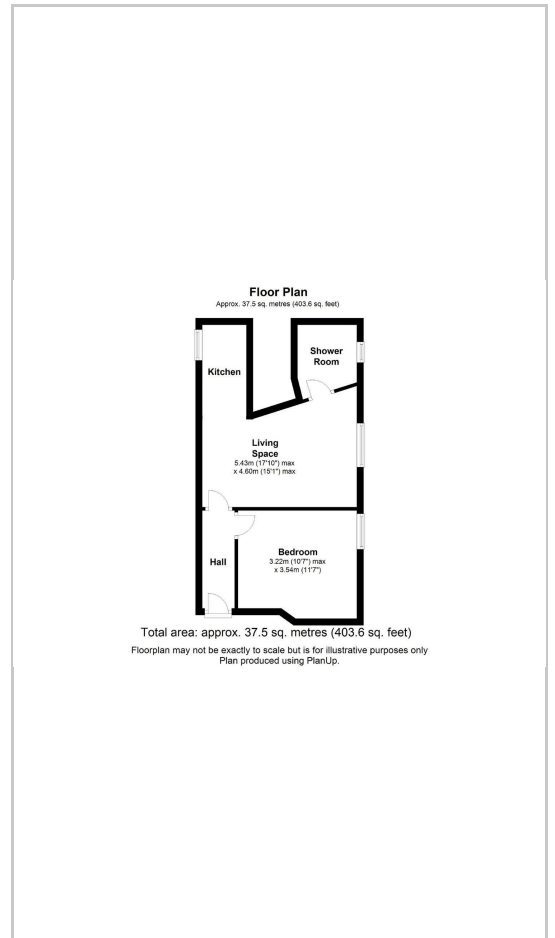
Disclaimer

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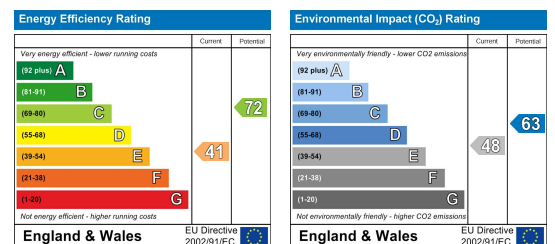
Area Map

Floor Plans

Floor Plan
Approx. 37.5 sq. metres (403.6 sq. feet)

Kitchen

Shower Room

Living Space
5.43m (17'10") max
x 4.60m (15'1") max

Hall

Bedroom
3.22m (10'7") max
x 3.54m (11'7")

Total area: approx. 37.5 sq. metres (403.6 sq. feet)
Floorplan may not be exactly to scale but is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Graph

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