



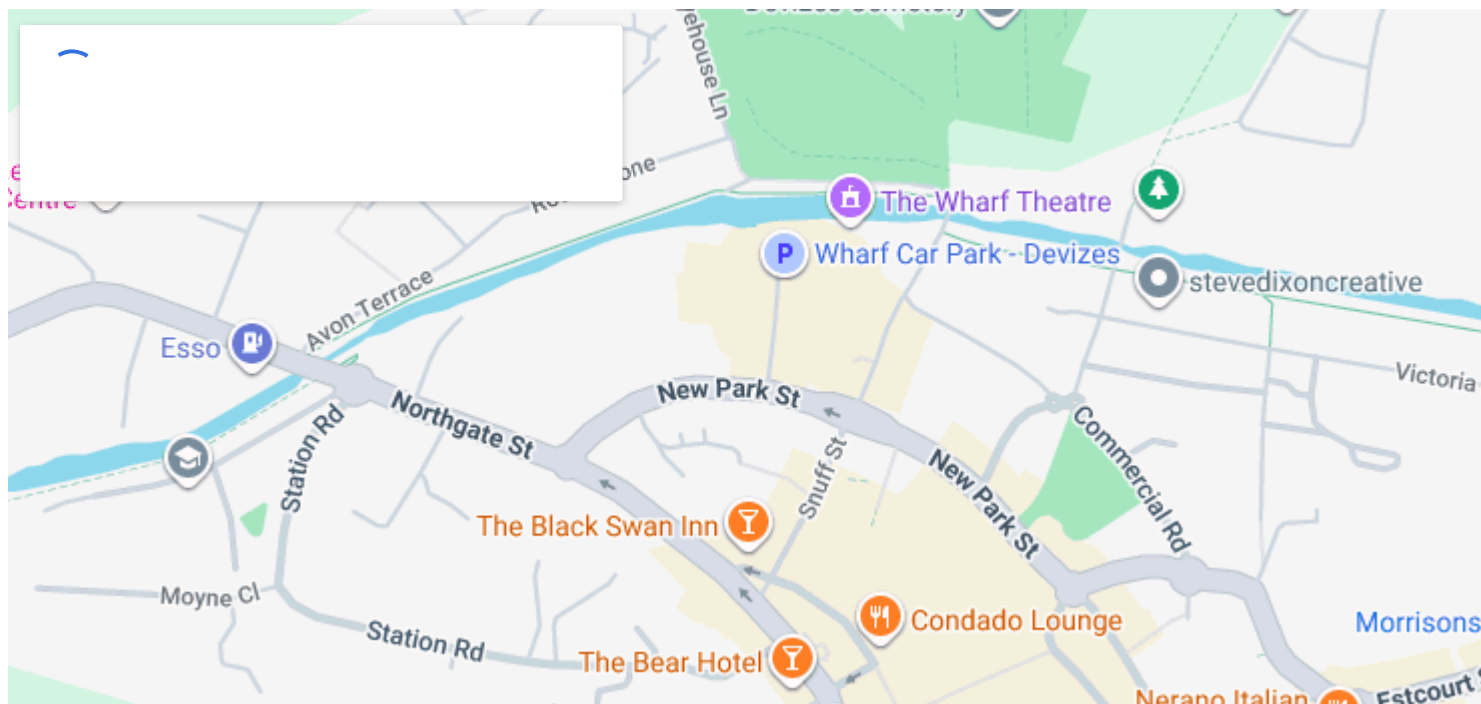
Newly Let Roadside Retail Investment

 21-22 New Park Street, Devizes, SN10 1DX

FOR SALE 

£ 400,000 Subject to contract

Location



Devizes is an historic market town in the centre of Wiltshire just north of Salisbury Plain, approximately 26 km (16 miles) north-west of Stonehenge, 23 km (14 miles) south-east of Chippenham and 19 km (12 miles) north-east of Trowbridge and 32 km (20 miles) east of Bath. The town benefits from good road communications, being located approximately 15 miles south of Junction 17 of the M4 Motorway. Several main roads pass through the town including the A360, A361 and A342.

The town centre has over 500 listed buildings, is a frequent Gold winner of Southwest in Bloom and holds Coach Friendly Town status. Devizes is seen as the focal hub for surrounding villages and is an ideal base from which to explore the surrounding countryside.

Summary

- Attractive road-fronting retail investment
- Securely let to Julia's House charity (Net Assets £17.05m)
- New letting from January 2026
- Rebased rent of £34,000 per annum
- Adjacent to a significant town centre regeneration scheme
- Freehold
- £400,000, subject to contract
- 8.2% Net Initial Yield

Situation

The property occupies a highly prominent roadside position fronting the A361 (New Park Street), the main arterial route through the town, at its junction with Wharf Street.

Wharf Street Car Park is located immediately to the rear of the property and provides approximately 106 Pay & Display parking spaces.

The surrounding area comprises a mixture of residential and commercial uses.

The subject property is in very close proximity to the former Wadworth brewery. In November 2025, planning permission was granted for the site to be redeveloped into a mixed-use housing led regeneration scheme. The Grade II listed brewery building is set to comprise 23 new apartments, a house and commercial space, with the brewery's former industrial buildings making way for 102 new homes. It is anticipated that this scheme will create a new "cultural quarter" for the town. For further information [see here](#).

Description

The property comprises a ground floor retail unit benefiting from 5 demised parking spaces accessed via Wharf Street.

Internally, the unit provides a large open plan retail area with ancillary accommodation to the rear.

The property has been newly fitted out to a high standard by the tenant and opened in March 2026 as their new superstore.

Accommodation

The property has previously been measured by Foresight PM and provides the following Gross Internal Areas:

Ground Floor	300 sq m	3,229 sq ft
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A copy of the measured survey is available to download.

Tenure

Freehold.

Tenancy

The property is let to **Julia's House Limited** on a full repairing and insuring lease, subject to a Schedule of Condition, for a term of 10 years from 30th January 2026, expiring on 29th January 2036. There is a tenant break option on 30th January 2029 and 30th January 2032, subject to six months' prior notice. If the 2029 break option is not exercised, the tenant will benefit from a three-month rent-free period. The lease is outside 1954 Act protection.

The current passing rent is **£34,000 per annum** with an upwards only open market rent review on 30th January 2031. The unit was previously occupied by Carpetright at a rent of £50,000 per annum, hence the rent has been re-based.

Covenant

Julia's House Limited (Charity No. 1067125) has reported the following figures:

Year Ending	31st December 2024	31st December 2023
Total Income	£10,220,664	£9,058,161
Cash at bank and in hand	£5,037,602	£6,047,610
Net Assets	£17,046,655	£17,192,418

Established in 2003, Julia's House is a children's hospice charity providing specialist care and support to children with life-limiting and life-threatening conditions and their families across Dorset and Wiltshire.

Julia's House has a diversified income base including fundraising, retail operations and donations, supported by a strong volunteer network and established regional presence. The charity operates 15 shops, plus care facilities, and continues to play a vital role in the local community. For further information please visit www.juliashouse.org.

VAT

The property is elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek a figure of **£400,000** (Four Hundred Thousand Pounds), subject to contract, reflecting a net initial yield of **8.2%**, assuming standard purchaser's costs of 4.18%.

Please note that a purchaser will be re-charged the costs of the searches (£1,075.13) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the Purchase Price plus VAT.

Investment Considerations

1. An opportunity to acquire an attractive roadside retail investment;
2. Newly let from January 2026;
3. Secure income to an established regional charity with Net Assets in excess of £17m;
4. The rent has been rebased from £50,000 to £34,000 per annum;
5. Prominent location fronting the A361;
6. Freehold;
7. A purchase at the asking price reflects an attractive net initial yield;
8. Attractive lot size for an investor.

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