

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

T 01380 729900 **E** devizes@allenandharris.co.uk

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

>> **price**

guide price £250,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Mixed-Use Investment
- > Town Centre Location
- > Current Income of £19,200 per Annum
- > Communal Courtyard & Parking for Multiple Vehicles
- > Scope for Modernisation & Rental Growth Opportunities
- > EPC Rating: D

>> **short description**

Mixed-use town centre investment comprising a vacant double-fronted shop, vacant studio flat and two let 2-bedroom flats (£19,200 pa). Grade II listed with cellar, attic space, communal yard and parking. Scope for modernisation and potential income of approximately £36,000 pa.

>> **long description**

An excellent opportunity to acquire a mixed-use town centre investment comprising a ground floor retail unit and three residential flats, offering strong income potential and scope for value enhancement.

This Grade II listed property occupies a prominent town centre position and currently generates an income of £19,200 per annum from two well-proportioned two-bedroom flats, both let on Assured Shorthold Tenancies at £800 per calendar month. There is potential to increase the rents on both flats, subject to market conditions.

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026 **Property Ref and Version:** DVZ107394 - 0002

The ground floor features a double-fronted retail unit extending to approximately 46.4m² (500 sq ft) and is currently vacant. The shop benefits from access to useful cellar storage and a usable attic space above, offering flexibility for a variety of occupiers.

To the rear of the property is a vacant studio flat, presenting an opportunity to generate additional income following refurbishment or modernisation.

Externally, the property benefits from a communal courtyard and parking for multiple vehicles, a valuable asset for both residential occupiers and commercial tenants.

Once fully let, the property is considered capable of producing a total income in the region of £36,000 per annum, making it an attractive proposition for investors seeking a mixed-use asset with asset management and rental growth opportunities.

>> **directions**

>> **Agent Note**

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

>> room description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ
Date: 23 September 2026 **Property Ref and Version:** DVZ107394 - 0002

>> **room description**

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ
Date: 23 September 2026 **Property Ref and Version:** DVZ107394 - 0002

>> **room description**

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

>> **property images**



Your Allen & Harris office: 4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

T 01380 729900 **E** devizes@allenandharris.co.uk

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

>> **property images**



Your Allen & Harris office: 4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

T 01380 729900 **E** devizes@allenandharris.co.uk

property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ

Date: 23 September 2026

Property Ref and Version: DVZ107394 - 0002

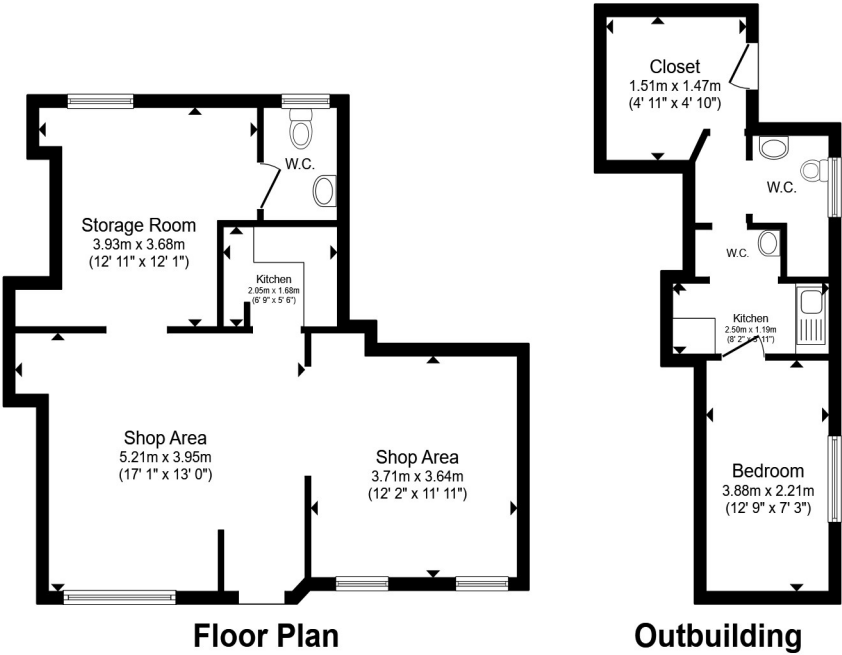
>> **property images**



property details **approval form**

59 Northgate Street, Devizes, Wiltshire, England, SN10 1JJ
Date: 23 September 2026 **Property Ref and Version:** DVZ107394 - 0002

>> floor plan



Total floor area 78.6 m² (846 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Rebecca Jones		
Miss B.K. Basuta		