

# FOR SALE

The Property is available to purchase on a freehold basis with vacant possession



Southgate House  
DEVIZES SN10 5EQ



The office building itself provides approximately **28,183 sq ft (2,618 sq m)** and the overall site is **3.50 acres (1.42 hectares)**

## LOCATION

Devizes is a mediaeval market town located in mid Wiltshire approximately 11 miles North East of the County Town of Trowbridge and 14 miles South West of Marlborough. Chippenham is just over 10 miles to the North West with Junction 17 of the M4 a further 4 miles to the North and Swindon is 19 miles to the North East over Junction 15 of the M4.

Southgate House was formerly a purpose built administrative office building for the NHS. It is situated just one third of a mile to the south of Devizes town centre which offers a wealth of retail and restaurant/pub opportunities in a picturesque town with historic architecture including the Wiltshire Museum, the Wadworth Brewery complex & Castle Hotel, a working canal and a large public park including duck pond.

The Property's main entrance is directly off Pans Lane with additional pedestrian access off the mini roundabout at the junction of Long Street and the town centre with the A360 Potterne Road.





## ACCOMMODATION

Southgate House is an office building that was constructed in the 1990s for the Wiltshire Regional Health Authority and refurbished for continued health use in 2013. The building sits on a former industrial factory site and is primarily laid out over two floors with a central courtyard and a 3 storey rotunda. There is a further single storey area to the rear.

The office building only occupies 11% of the site which is extensively landscaped and has significant car parking and service yard areas.

The office building itself provides approximately 28,183 sq ft (2,618 sq m) and the overall site is 3.50 acres (1.42 hectares).



## PLANNING

The property has most recently been used as offices.

A pre-application was submitted to Wiltshire Council in February 2022 for the conversion of Southgate House into 22 residential apartments plus the redevelopment of the wider site to provide 20 new houses.

It is considered that other uses may be suitable for all or part of the property, subject to planning.

## BUSINESS RATES

The property is currently assessed as "Offices & Premises" with a Rateable Value of £282,500 as at 1 April 2023.

## ENERGY PERFORMANCE CERTIFICATES

The Property has an EPC rating of C(59) which is valid until 15 February 2026.

## FURTHER INFORMATION

There is a Dataroom which provides building & site plans, photographs, planning history, asbestos surveys, ecological surveys, utilities information, title documents and CPSEs.

Please contact the sole agents to be given access to the Dataroom.

## TERMS

The property is available to purchase on a freehold basis with vacant possession.

Best bids will be invited on Wednesday 14 February 2024 and an exchange of contracts is to take place by no later than Friday 29 March 2024. Further details and information on the bid process will be provided by the end of January.

Offers in the region of £2.5million are guided.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the purchase price.

## ANTI MONEY LAUNDERING

A successful Purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWING ARRANGEMENTS

For further information or to arrange a site inspection, please contact the sole selling agents.



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