



# 55 Northgate Street

, Devizes, SN10 1JJ

Auction Guide £100,000



LOT 12  
FOR SALE BY ONLINE AUCTION  
THURSDAY 14th OCTOBER 2021  
GUIDE PRICE £100,000+

Town centre commercial building with positive pre-app advice with regards to conversion to residential. Courtyard and two parking spaces accessed from the rear.





### Situation & Description

Town centre commercial building with positive pre-app advice with regards to conversion to residential.

Potential residential scheme comprising on the ground floor; lounge, dining room, kitchen, utility and W.C. On the first floor; landing, 2 bedrooms and a bathroom with a further bedroom on the second floor.

The Grade II listed property has an internal floor area of about 1,132ft<sup>2</sup> (105.2m<sup>2</sup>). Courtyard and two parking spaces accessed from the rear.

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands crisscrossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and a vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Note: Part of the rear courtyard shown in the pictures belongs to the adjoining property.

### Viewings

To arrange a viewing, contact: Devizes office 01380 723451

The viewing slots are in 45minutes/ 1 hour blocks split into 15 minute slots twice a week.

Whilst we are working towards a time where we can get back to full capacity, we will be prioritising proceedable buyers and tenants in the first instance.

Only 2 adults from the same household to attend, no children are permitted please.

Viewings will last a maximum of 15 minutes.

Do not enter the property until it has been completely opened up by the member of staff and they have given you permission. Staff and customers to wear face coverings and gloves.

Where possible, all doors will be opened and lights switched on prior to the viewing.

Customers should avoid touching anything in the property and should inform the staff member if they do.

Staff and customers are to please adhere to the 2m social distancing rule and to respect each other's personal space and needs.

Door handles and surfaces will be wiped down after each appointment.

If you have any concerns with any of the guidelines above, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

### Legal Pack

You can download the legal packs via our website [www.strakers.co.uk](http://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.

### Reserve & Guide Price

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### + Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

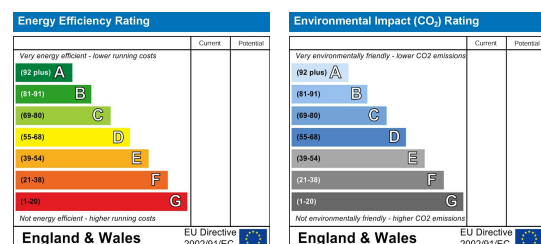
## Area Map



## Floor Plans



## Energy Efficiency Graph



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