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& Sampson

Studio 13
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CARPETS & FLOORING

OPENING TIMES
MON, TUES, THURS & FRI
10.00am - 5.00pm
WED & SAT
10.00am - 1.00pm

01672 564388
www.homefloorings.co.uk

18

River Street, Pewsey,

18

River Street
Pewsey
SN9 5DH

The property comprises a ground floor retail unit set within a small parade.

The space includes a large display window, main retail space, consultation/ treatment room, kitchenette and W.C with rear access to a single parking space.



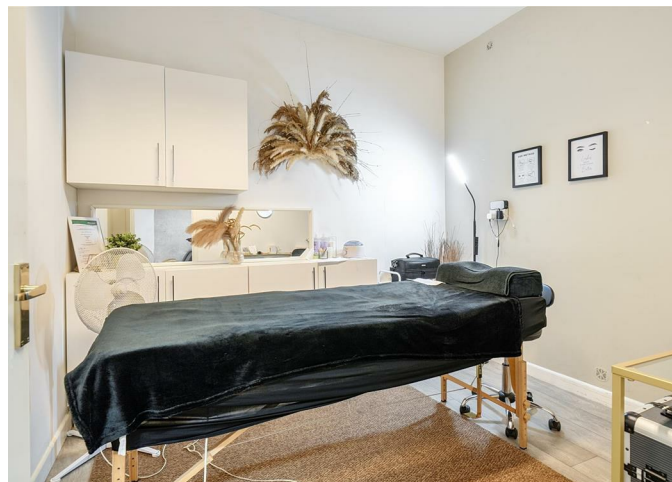
594.00 sq ft

- Attractive ground floor shop with display frontage
- Well presented accommodation with kitchenette and WC
 - One allocated parking space
 - Further free parking nearby
- Variety of independent retailers occupying nearby premises
 - Available 1st January 2027

Per Month £700 Per Month

[Method of Sale if NOT Private Treaty.]

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



THE LOCATION

The property is located on River Street in the large village of Pewsey 6 miles south of Marlborough and in the county of Wiltshire. There is a main line train station with direct trains to London Paddington in just over an hour. The A345 provides good road links to the M4 and A303.

THE PREMISES

The property comprises a ground floor retail unit set within a small parade extending to 55.1 sqm (594 sq. ft).

The shop includes a display window, main sales area, consultation/treatment room, kitchenette, WC and allocated parking space to the rear.

BUSINESS RATES

The current rateable value is £7,700

The property may benefit from small business rates relief dependant on the occupier

SERVICE CHARGE

The current service charge is £1,875 per annum



TERMS

The property is available on a new agreement commencing from the 1st January 2027, the length of which is open to negotiation. The quoting rent is £8,400 per annum plus VAT and service charge.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D and score of 80

VIEWINGS

Contact Jack Curnick-James

Phone: 01380710535

Email: jcjames@symondsandsamspon.co.uk

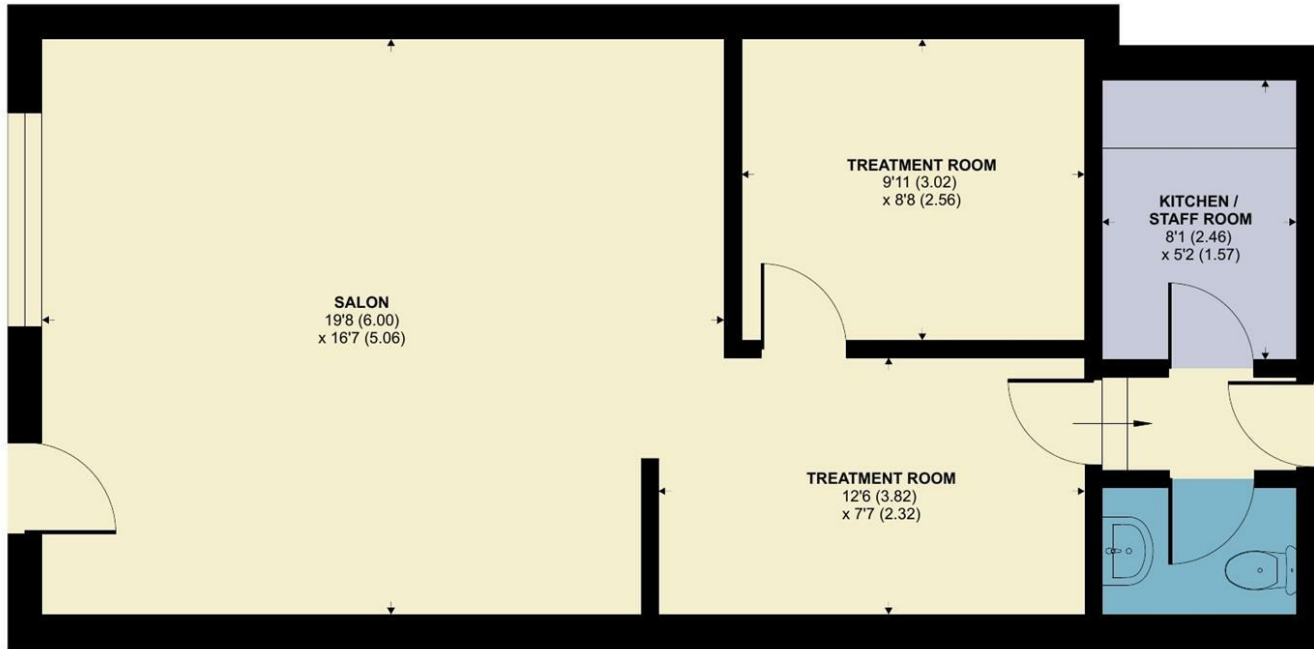


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² A		
80-100 kWh/m ² B		
60-80 kWh/m ² C		
40-60 kWh/m ² D		
20-40 kWh/m ² E		
10-20 kWh/m ² F		
0-10 kWh/m ² G		
Below 10 kWh/m ² (space heating only)		
England & Wales		
EU Directive 2002/91/EC		

River Street, Pewsey

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1477935



Office/Neg/Date



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