



STIBBARD  
PROPERTY



### Unit 1a Swan Yard, Devizes, Wiltshire, SN10 1AT

A prominent Grade II listed retail/office (E class) unit in the centre of Devizes. Unit 1a Swan Yard comes to a total of approximately 257 sq ft on the ground floor with a WC to the rear.

There is also further cellar storage through a trapdoor.

The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- Effective FRI lease on the ground floor.
- Rateable value: £7,400 eligible for small business rate relief and Wiltshire retail grants.
- Services: Mains water, electricity, and drainage.
- Nearby retailers include Café Nero, Clarks Shoes, Timpsons & Greggs.
- To let for **£695 pcm** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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