



STIBBARD
PROPERTY



Unit 2 Swan Yard, Devizes, Wiltshire, SN10 1AT

A conveniently situated Grade II listed retail/office (E class) unit in the centre of Devizes which would be suitable for an independent retailer. Unit 2 Swan Yard comes to a total of approximately 227 sq ft on the ground floor with a further 199 sq ft of retail space & WC on the first floor. 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 ground & first floors.
- 253 sq ft ITZA
- Rateable value: £6,000 eligible for 100% small business rate relief and Wiltshire retail grants.
- Nearby retailers include Café Nero, Timpsons & Greggs.
- To let for **£995 pcm + VAT** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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