



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.

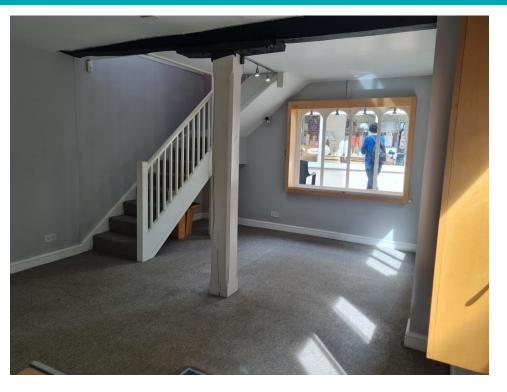
The market town of Devizes is within striking distance of Marlborough, Chippenham, Melksham & Trowbridge and has easy reach of the M4 & A303 via the A350.

- 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.

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