



STIBBARD
PROPERTY



Unit 5 Swan Yard, Devizes, Wiltshire, SN10 1AT

A charming Grade II listed retail/office (E class) unit in the centre of Devizes with a superb display window. Unit 5 Swan Yard is brimming with period features and comes to a total of approximately 441 sq ft on the ground floor with a further 393 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 covered by service charge and insurance.
- 460 sq ft ITZA
- Rateable value: £10,750 eligible for 100% small business rate relief and Wiltshire retail grants.
- Nearby retailers: Café Nero, Timpsons & Greggs.
- To let for **£1,245 pcm + VAT** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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