



**STIBBARD**  
PROPERTY



### **Unit 8 Swan Yard, Devizes, Wiltshire, SN10 1AT**

A charming Grade II listed retail/office (E class) unit in the centre of Devizes which would be suitable for an independent retailer. Unit 8 Swan Yard comes to a total of approximately 576 sq ft on the ground floor with a small store and WC to the rear.

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.
- 357 sq ft ITZA
- Rateable value: £10,250 eligible for 100% small business rate relief and Wiltshire retail grants.
- Nearby retailers: Café Nero, Timpsons & Greggs.
- To let for **£1,125 pcm + VAT** exclusive.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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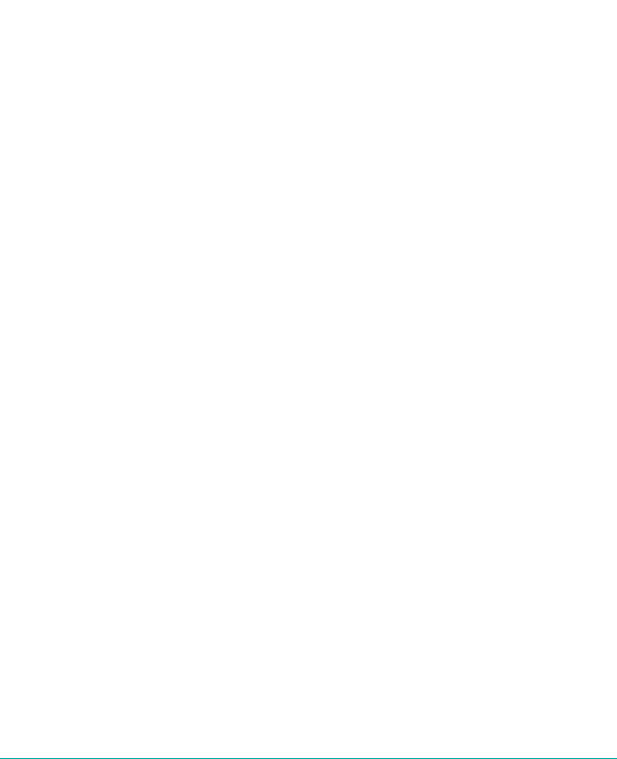
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