



### 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 (£250 pcm in total).
- 460 sq ft ITZA
- Rateable value: £12,000 eligible for 100% small business rate relief.
- 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](mailto:AGS@STIBBARDPROPERTY.CO.UK)  
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