

to let

**No. 8 OLD SWAN YARD
DEVIZES, WILTSHIRE, SN10 1AT
815 ft² 75.71m² retail space plus storage**

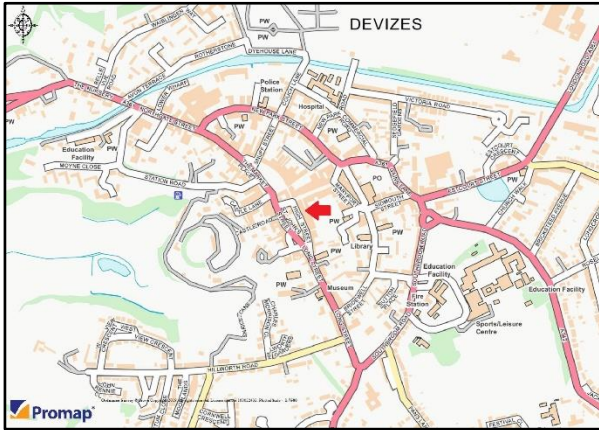
Retail property with Use Class E – Suitable for all retail.

Available April 2021



Location

The retail property is located centrally within the courtyard retail and office development known as Old Swan Yard in the Wiltshire market town of Devizes which is approximately 19 miles south West of Swindon, 17 miles east of Bath and 22 miles north of Salisbury.



Devizes is a typical county market town with the centre consisting of a mix of national, regional and boutique retailers. Old Swan Yard itself is located near The Brittox and is a busy thoroughfare providing access from the main town centre car park to The Brittox and the High Street.

Description

The property is one of 9 retail properties in the Old Swan Yard development and provides two floors of retail space with a small basement.

The property benefits from a display window, carpeting throughout, clean painted walls and ceilings, display spot lighting, electric fan heaters, character wooden beams and an attractive stone fireplace on the first floor. Staff WC



Ground floor sales area.



Old Swan Yard opposite unit 8

Accommodation

The property has been measured on a net internal basis and found to provide the following approximate area.

Ground floor sales	507 ft ²	47.10 m ²
Storage	51 ft ²	4.74 m ²
First floor sales	308 ft ²	28.61 m ²
Basement	179 ft ²	16.63 m ²



First floor sales area

Lease Terms

The property is available on a new effective full repairing an insuring lease from April 2021 for a term to be agreed.

The asking rent is £16,275 per annum exclusive.

Service Charge

In addition to the rent the tenants will be responsible for a service charge which covers the upkeep of the external areas and common parts of Old Swan Yard which includes sweeping and litter patrols, signage, floral displays, and external window cleaning.

Business Rates

The tenant is responsible for the rates payable on the property which is assessed as shop and premises with a Rateable Value of £13,750. A qualifying tenant will receive a proportion of Small Business Rates Relief.

VAT

VAT is applicable to the rent and service charge.

Planning/Uses

The property will fall within the new Use Class E which covers uses under the old A1 Retail and A2 Professional Services, A3 Restaurants and Café's B1 Offices and D1 Medical. The property is Listed and therefore although a change of use consent is not required for a number of different uses, any external or internal alterations will require both landlord's approval and Listed Building Consent.

Energy Performance Certificate

Old Swan Yard is a listed building and therefore the retail units do not require an EPC.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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