

to let

**No. 1 OLD SWAN YARD
DEVIZES, WILTSHIRE, SN10 1AT
1,045 ft² 97.09m² retail/office space over two floors**

Retail/Office property with Use Class E



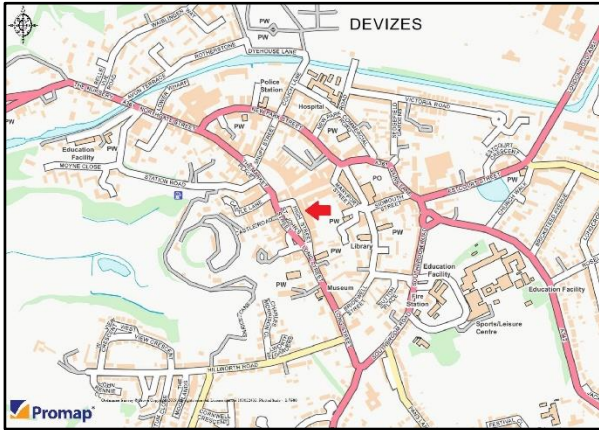
Ground floor area



First floor

Location

The retail property is located 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 central 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.

The property itself is located adjacent to the archway leading to the High Street and benefits from a dual frontage and display windows to Old Swan Yard and The High Street.

Internally the property has wood effect carpeting on the ground floor and timber laminate floor at first floor. Painted plaster walls and ceilings, with display spot lighting on the ground floor and pendant light fittings on the first floor. There is a single WC at first floor level where the accommodation is split between two rooms.

Accommodation

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

Ground floor sales	586 ft ²	54.42 m ²
First floor	459 ft ²	42.67m ²

Lease Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

The asking rent is £22,000 per annum exclusive.

Service Charge

In addition to the rent, the tenant 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 £18,000.

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 unit does not require an EPC.

Legal Costs

Each party is to be responsible for their 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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