

to let

**No. 1 OLD SWAN YARD
DEVIZES, WILTSHIRE, SN10 1AT
Ground floor retail accommodation**

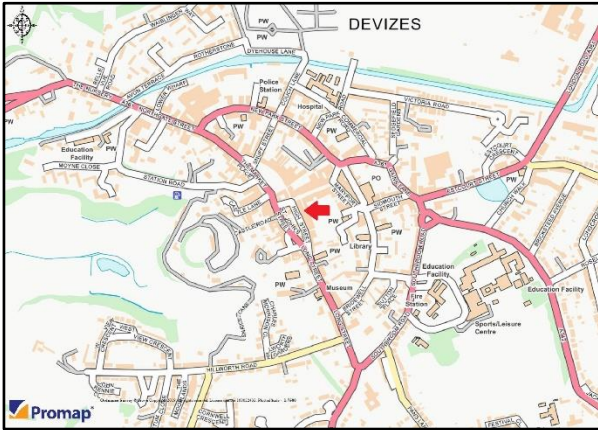
Property has frontage to both the High Street and Old Swan Yard.
550 sq ft. Use Class E



Internal photographs taken with wide angle

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 recently been refurbished and benefits from

- Ceiling mounted display spot lighting
- Painted plaster walls and ceilings.
- Wood effect carpeting
- Wall mounted electric heaters
- New wc accommodation.

Accommodation

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

Ground floor sales 550 ft² 51.10 m²



Lease Terms

The whole of the ground floor is available on a new effective full repairing and insuring lease for a term to be agreed. The asking rent is £17,000 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.

VAT

VAT is applicable to the rent and service charge.

Business Rates

The tenant is responsible for the rates payable on the property which is currently in the process of being reassessed as a single ground floor retail unit.

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 Cafés 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 may 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:

Jeremy Sutton, Keningtons LLP

01793 423351 • jeremysutton@keningtons.com

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