

to let

Second Floor Offices, Unit 10, Old Swan Yard Devizes, Wiltshire, SN10 1AT

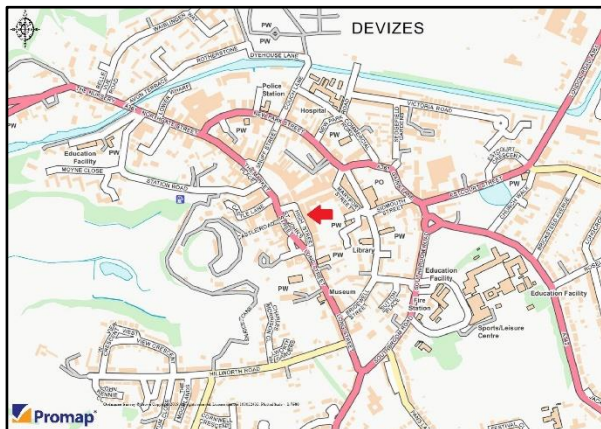
1,030 ft² 95.65m²

Character second floor accommodation suitable for a variety of uses in Use Class E including offices and medical.



Location

The accommodation 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 main town centre car park to The Brittox and the High Street.

Description

The accommodation is at second floor level with its own access direct from the Old Swan Yard courtyard close to the High Street entrance.



The accommodation consists of 4 large individual rooms with separate kitchenette, and WC which includes a shower. The accommodation is finished to a high standard including carpeting and wood laminate floor finishes, recessed spot lighting with supplementary wall lights. Heating is by wall mounted Dimplex electric heaters. Three of the rooms have feature fireplaces.



Accommodation

The property has been measured in accordance with IPMS-3 and found to provide a total of 1,030 sq ft (95.65 m²).

Lease Terms

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

The asking rent is £13,750 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.



Old Swan Yard from High street



General view of Old Swan Yard.

Planning/Uses

The property falls 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.

Business Rates

The tenant is responsible for the rates payable on the property which is assessed as offices and premises with a Rateable Value of £5,200. A qualifying tenant will receive 100% Small Business Rates Relief.

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:

Jeremy Sutton, Keningtons LLP

01793 423351 • jeremysutton@keningtons.com

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