

TO LET



ATTRACTIVE LISTED BARN CONVERSION OFFICES

905 sq ft / 84 sq m



**3 SOUTH STANMORE STABLES
STANMORE
BEEDON
NR. NEWBURY
RG20 8SR**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

LOCATION

Stanmore Farm is situated in a quiet country road off the Beedon/Chieveley road. Take the "old" A34 Oxford Road to Worlds End and Beedon, turn left for Stanmore shortly before re-joining the A34. The Barns are on the right after about two miles. Whilst rural, the property is close to the M4/A34 junction and about 8 miles from Newbury.

DESCRIPTION

The property is one of 3 business units that have been the subject of a substantial refurbishment to convert from a former stable block. Unit 3 has ground and first floor office space with WC and kitchenette, period features have been retained where possible and the units have been finished with electric heating, power and lighting. The office is carpeted throughout.

ACCOMMODATION

Ground floor:	447 sq ft
First floor:	<u>458 sq ft</u>
Total	905 sq ft



Please note Unit 1 is available offering 506 sq ft office and 354 sq ft storage space.

LEASE

A new lease for 3 or more years is preferred, longer terms will incorporate rent reviews.

Common area costs are divided between the occupiers. Each occupier deals with repairs but contributes towards the landlord's block insurance.

SERVICE CHARGE

Estimated at £900 per annum.

RENT

£8,200 per annum. The rent is subject to VAT at the prevailing rate.

RATES

Rateable value: £

Rates payable: £

The current assessment for Unit 3 is combined with Unit 2. Purely on a rate per sq ft it is likely the rateable value will be £7,600 per annum, producing a rates payable of approximately £3,500 but this will need to be clarified when the units are divided.

Interested parties should make their own enquiries with West Berkshire District Council to obtain accurate information.

VIEWING

Strictly by prior appointment with sole agents:

DEAL VARNEY
(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

RD/msw/details.3StanmoreD56
Details updated January 2010.
Subject to Contract