

# TO LET



## OPEN SIDED BARN

**2,553 SQ FT**



**THE BARN  
UPPER FARM  
WEXCOMBE  
SN8 3SQ**

**St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ  
Tel: (01635) 550211 Fax: (01635) 34545 [www.dealvarney.co.uk](http://www.dealvarney.co.uk)**

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**

Wexcombe is a small hamlet situated approximately 7 miles to the south of Hungerford. Access from Hungerford is via the A338 and the property lies approximately 1 mile from this main road.

## **DESCRIPTION**

This property is a very basic steel framed barn which provides covered storage space above a concrete floor. It offers no security and has no facilities in terms of power, water, drainage or WCs but would be ideal for storing plant and equipment, caravans, motorhomes etc where basic covered storage is required.

## **ACCOMMODATION**

2,553 sq ft. This area has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

## **TERMS**

The property is available to let on a new lease for a term to be agreed.

## **RENT**

£5,200 per annum.

## **VAT**

VAT will not be charged on the rent.

## **PLANNING**

The property only has planning consent for agricultural purposes.

## **RATES**

As the property is an agricultural building it is not assessed for business rates.

## **EPC**

As the property is an agricultural building an Energy Performance Certificate is not required.

## **VIEWING**

Strictly by prior appointment with joint agents;



**(01635) 550211**

Or

**MANNINGFORD CROFT**

**(01672) 564555**

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](http://www.commercialleasecodeew.co.uk)

JV/msw/TheBarn\_UpperFarmWexcombe  
Subject to Contract  
Details prepared August 2019