

TO LET



AGRICULTURAL BARN

4,013 SQ FT
(GROSS INTERNAL AREA)



**THE OLD WORKSHOP
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**

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 miles from this main road.

DESCRIPTION

The property is a steel frame structure with blockwork walls in part, beneath a pitched roof. Clad with single skin uninsulated corrugated asbestos concrete sheeting to the walls and roof. Internally the property has a concrete floor with some fluorescent lighting, single phase power and a water supply. There is no drainage or WC facilities.

The property benefits from the following amenities;

- Minimum eaves 10ft
- Large loading door 13ft wide by 14ft high
- Security alarm
- Single phase power

ACCOMMODATION

The main workshop provides an area of 3,387 sq ft, plus there is an additional annex linking from the workshop of 626 sq ft, producing a total gross internal area of 4,013 sq ft.

TERMS

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

RENT

£12,000 per annum, exclusive of all other outgoings.

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

JV/msw/WexcombeBarn
Subject to Contract
Details prepared August 2019