



SUITES 4 MANOR FARM BARNES, BURCOMBE

First floor office suite in attractive barn conversion.
Approx 534 sq ft (50 sa m)

- | Excellent specification
- | Period features
- | On site parking

SALISBURY, SP2 0EJ

TO LET

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& WALLIS**

Location

The attractive village of Burcombe is situated approximately 1.5 miles west of Wilton off the A30 Shaftesbury Road and some 4.5 miles west of Salisbury. There is a farm shop/butchers at the entrance to the development and further amenities are available in nearby Wilton.

Description

The premises form part of a high quality development of barn conversions of traditional stone buildings. The premises comprise a first floor office suite accessed off an attractive central lobby with galleried landing with a shared WC, shower and kitchen facilities. The accommodation, which is open plan, has a wealth of features including part stone walls, feature arched windows with double glazing, exposed timbers and sloping ceilings. The specification includes carpeting, electric heating, and suspended cat II light fittings. In addition to 2 allocated parking spaces, there is an overflow parking area.

Accommodation

Approximate Net Internal Areas	m ²	ft ²
Office	49.63	534

Lease

Available on new internal repairing and insuring lease for a term to be agreed.

Rent

£6,000 per annum

Rent is exclusive of VAT (understood to be applicable) business rates (if applicable), buildings insurance, service charge and all other outgoings.

Service Charge/ Buildings Insurance

We are advised that the service charge is approximately £560 plus VAT per annum (including buildings insurance).

Business Rates

Rateable value: £6,200

The Small Business Rate Multiplier for the year 2024/25 is 49.9 p in the £. However, where the Rateable value is £12,000 or less, qualifying ratepayers will receive 100% Small Business Rate Relief and therefore no rates will be payable.

Services

We understand that mains electricity is connected to the property (suites are individually metered). Water is from a private supply. There is private drainage.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2024.

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