



THE GRANARY, MANOR FARM

Attractive rural office conversion with parking.
Approx 1,382 sq ft (128.4 sq m)

- | May split
- | Convenient access to A30
- | Good specification

BURCOMBE SP2 0EJ

£14,000 PA

**WOOLLEY
& 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 popular public house (The Ship Inn) in the village and further amenities are available in nearby Wilton. If approaching along Burcombe Lane from a Wilton direction, shortly after entering the village turn left into the development in front of the farm shop/ butchers (and opposite the lane leading to the A30) and the premises can be found after approx 50 yards on the right hand side.

Description

The premises form part of an attractive former model farm building with stone and weatherboard elevations under a pitch slate tiled roof. The ground floor provides an entrance lobby, three principle office areas, a kitchen and two WC's while the room on the first floor is set within the eaves and has sloping ceilings. The former engine shed (rhs facing) has a fully glazed frontage, is open to the eaves and has been fitted to a high specification to include a solid wood flooring, uplighters, suspended spotlighting, powerpoints and programmable Dimplex wall mounted electric heaters. There is a garage attached (lhs) and parking along the frontage of the building as well as overflow car park opposite. There is potential to split the premises whereby the accommodation in the former engine shed (Office 3) would be let together with the first floor office, the remainder being let separately.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Ground Floor		
Entrance lobby	3.5	57
Kitchen	3.8	41
WC/ shower room	-	-
Office (1) lhs	15.0	161
Office (2) lhs	45.5	490
Office (3) rhs	28.5	307
WC	-	-
First Floor		
Office (4)	30.3	326
Total	128.4	1,382

* Note: If split the premises would provide suites of 651 sq ft (60.5 sq m) and 731 sq ft (67.9 sq m)

Lease

The premises are available on a new lease on terms to be agreed.

Rent

£14,000 per annum exclusive
If split: rents on application.

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

Business Rates

The premises are currently covered by 3 Rating Assessments:

Grnd floor lhs: £7,600 Grnd floor rhs: £3,600

1st floor: £4,150

Combining the above areas into one assessment could result in a lower aggregate figure.

The Small Business Rate Multiplier for the year 2023/24 is 49.9p in the £. Small Business Rate Relief may be available to eligible tenants.

Services

We understand that mains electricity is connected to the property. There is a private water supply and private drainage.

Caution

Woolley and 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

EPC Rating: 'C' (53)

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 October 2023.

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