



UNIT at NEW SIDE YARD Urchfont | Devizes | Wiltshire | SN10 4RJ

**WOOLLEY
& WALLIS**

A secure commercial unit extending to 414sq.m (4,450 sq.ft) set within an agricultural holding of New Side Yard, recently converted to secure commercial building. The premise is suitable for a variety of uses located in a picturesque rural setting.

THE PROPERTY AT A GLANCE

- | Three Phase Electricity
- | Good access
- | Secure rural location
- | Parking Available
- | Available Spring 2023

SITUATION

New side yard is situated on the outskirts of the village of Urchfont just 6 miles south of the popular market town of Devizes. The town provides local commercial and retail facilities.

The larger conurbations of Salisbury (20 miles) and Chippenham (17 miles) provide a more comprehensive range of business, retail and recreational facilities. There are excellent road links, via the B3098, A360 and A342.

DESCRIPTION

The site comprises a secure yard with range of agricultural buildings. The unit has a concrete floor, roller shutter door accessed and separate pedestrian door. There is an option to split the unit into two separate spaces with the internal layout being tailored to suit the perspective tenants' needs.

There is adequate hard standing for communal parking areas.

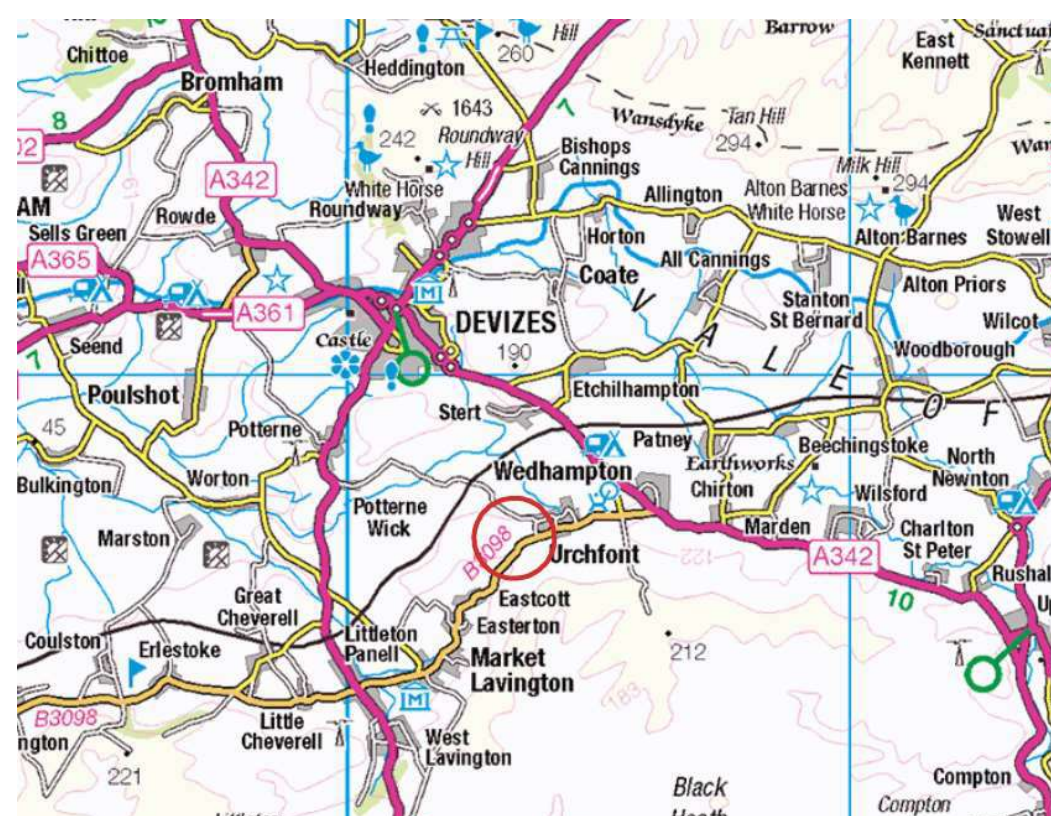
SERVICES

The unit has three phase electricity which is separately metered.

The building is not heated.

LOCAL AUTHORITY

Wiltshire Council www.wiltshire.gov.uk



Unit	Max Sqm	Max Sqft
Unit at New Side Yard	414 sq. m	4,450 sq.ft

TENANCY DETAILS

Variable term duration available to suit tenants needs.

Upon receipt of an arrangement fee of £300 + VAT, the Landlords agent will prepare a Heads of Terms and Record of Condition which will be issued to the tenant for signature. Please note that this sum is non-refundable

CODE OF PRACTICE

You should be aware of 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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

All viewing's are by appointment only arranged through our Marlborough Office 01672 515252. No dogs allowed on site.