TO LET
COMMERCIAL UNIT

BCM Wilson Hill

The Old Grain Store Laverstoke Lane, Laverstoke grange, Whitchurch, Hampshire, RG28 7PF

• Flexible rural commercial space • Ample parking • Quiet rural location • Close connections to A34/A303

Approximately 2,483 ft² of space (230m²).

£15,000 PER ANNUM

The Old Grain Store Laverstoke Lane, Laverstoke grange, Whitchurch, Hampshire, RG28 7PF

The Old Grain Store at New Barn Farm is a former agricultural building offering versatile accommodation suitable for a range of uses, subject to obtaining any necessary consents. The unit benefits from mains electricity and water connections, together with lighting throughout. The accommodation comprises a concrete floor, ample on-site parking, and a roller shutter door providing convenient vehicular access. Prospective occupiers should note that the unit is situated within an active working farmyard and lies in close proximity to residential dwellings.

Location

The Old Grain Store is situated a rural location close to the Test Valley, offering a peaceful working environment while remaining conveniently located approximately 2 miles from the B3400. The A34 and A303 are both within 5 miles, providing excellent road connectivity. The unit is positioned within a working farmyard alongside nearby residential dwellings, offering a secure and well-overlooked environment. The cities of Winchester and Southampton are both nearby, located approximately less than 25 miles to the south.

Accommodation and Rent

The Old Grain Store - 2,483 ft² (230 m²) - £15,000 per annum.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.
The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

Viewing

Strictly by appointment with BCM Wilson Hill.

Local Authority

Basingstoke and Dean Borough Council
t 01256 844844 w www.basingstoke.gov.uk

Business Rates

All outgoings to be paid by the incoming tenant.

Legal Costs

Each party will be responsible for their own costs in respect of drawing up the Lease.

Contact details

BCM Wilson Hill - 01962 763900

Directions

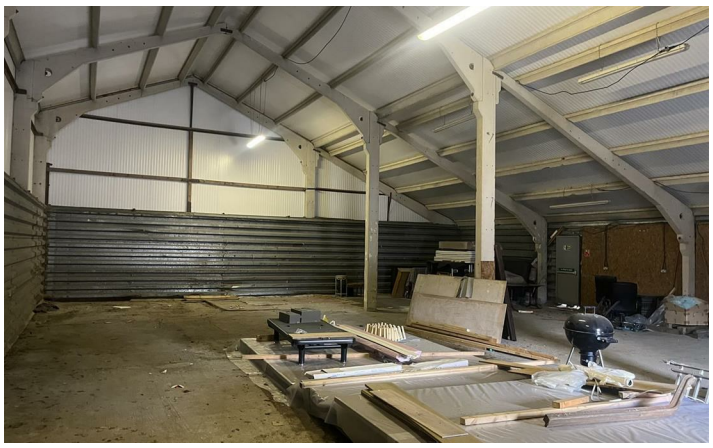
From Whitchurch, follow the B3400 for approximately 1.8 miles, then turn right on to Laverstoke Lane. Follow the road for approximately 1.3 miles then turn left and follow the lane for approximately 0.5 miles. The property is on the right hand side.

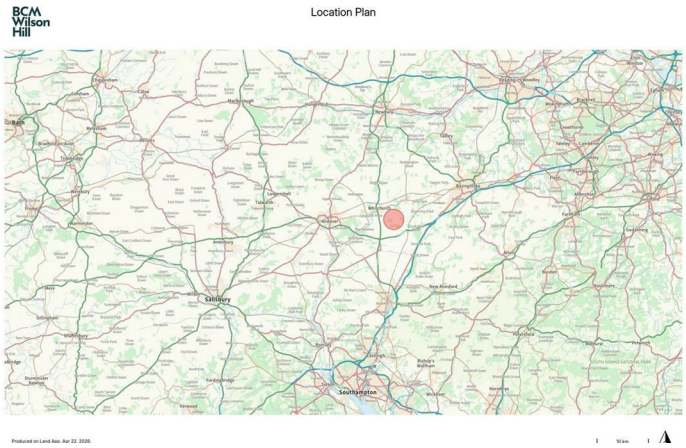
What3Words

///basis.accordion.library

EPC

Not applicable.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.

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