THE STUDIO

Shorwell, Isle of Wight, PO30 3JS

TO LET

£4,500 Per Annum

BCM Wilson Hill

Wolverton Manor

Shorwell, Newport, Isle of Wight, PO30 3JS

An ideal office or studio space located in a rural setting

Description

This historic and thoughtfully converted barn now provides a well-proportioned office or studio workspace in an attractive, rural setting.

The unit is located near Shorwell, in the grounds of Wolverton Manor.

The unit is divided into three rooms, with electricity and water connected, and two car parking spaces.

The lease will include use of a separate lavatory located in an adjacent building.

Rent & Basic Terms

The Tenant will be responsible for interior repairs, utilities and business rates (if applicable). Pets are allowed.

The guide rent for this unit is £4,500, per annum (exclusive of VAT).

The property is available to rent immediately for an initial three year term, with mutual break clauses after one year.

Area

The usable area of the unit extends to 31 sq m (344 sq ft).

Local Authority

Isle of Wight Council
County Hall
High Street
Newport
Isle of Wight
PO30 1UD

www.iow.gov.uk
01983 821000

Legal Costs

The Tenant will contribute to the Landlord's legal fees in setting up the lease.

Viewings

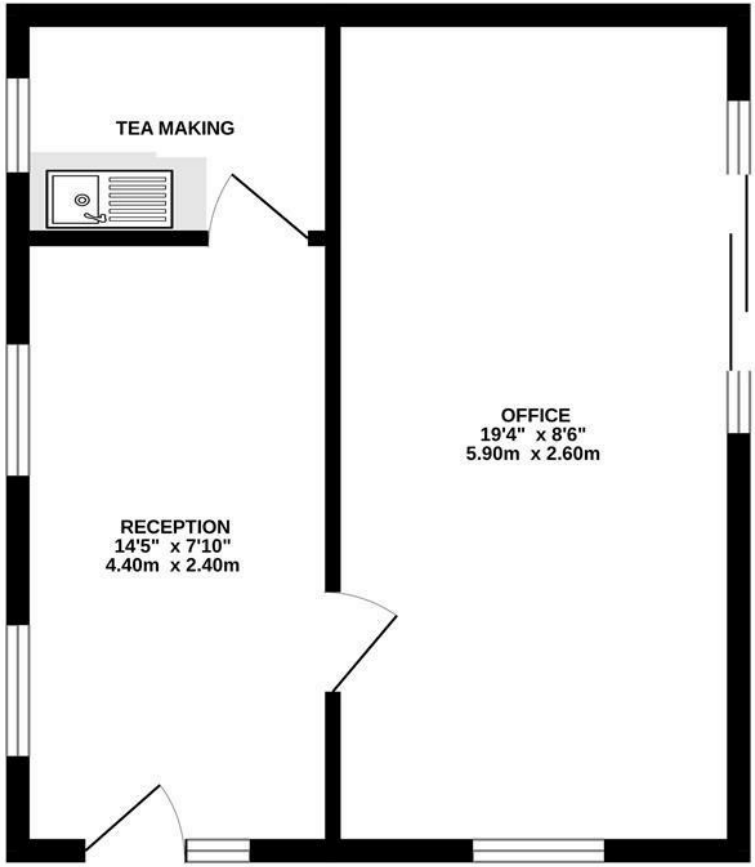
Strictly by appointment with BCM Wilson Hill
01983 828805
iow@bcmwilsonhill.co.uk

Postcode

PO30 3JS

What3Words

///rockets.picturing.mulls



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

Isle of Wight - Sales
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