

Breach Lane Equine Centre, Royal Wootton Bassett, SN4 7QR



SHOP TO LET

1,304 sq ft (121.28 m²)

- *Flexible lease terms*
- *Suitable for retail or alternative uses in Class E.*
- *Rent: £12,500 p.a.*



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LOCATION: The property is situated around a mile and a half from Royal Wootton Bassett in a rural location off Breach Lane and forms part of Breach Lane Equine Centre.

DESCRIPTION: A single storey building that comprises a retail/showroom with suspended fluorescent lighting and plastered walls and ceilings, heating via radiators & windows with security bars, a kitchen and male & female toilets and 3 store rooms with racking. Outside there is a large parking area at the front of the building.

SIZE: Measured in accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Shop/Showroom:	707 sq ft
Kitchen:	86 sq ft
3 Stores:	511 sq ft
WCs:	—
Total:	1,304 sq ft (121.28 m ²)

AVAILABILITY: The premises are available to let as a whole on new flexible term lease. The premises were last used as an equine tack shop, but are suitable for any similar use, subject to any required planning consent. The current shelving and other fittings may be retained, if required.

RENT: £12,500 per annum, exclusive of outgoings.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

SERVICES: We are advised that the premises have mains electric & water & private sewage, but we have not carried out any tests of services or service appliances.

BUSINESS RATES: Informal enquiries via the Valuation Office Agency website indicates that the property is assessed as follows:-

Description:	Warehouse & Premises
Rateable Value (2023):	£12,000
Uniform Business Rate (2024/2025):	£0.499
Full Rates Liability (2024/2025):	£5,988.00

NB: Small Business Rates Relief may be available for qualifying occupiers. Further information is available from Wiltshire Council on 01249 706290.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on **01793 643101**.

DIRECTIONS: From Royal Wootton Bassett High Street head south on the A3102, go over railway bridge & about 1/4 mile from there, turn left into Breach Lane (signposted Cliffe Pypard & Bushton). Continue down Breach Lane for about a mile until you see a sign on the right for Breach Lane Equine Centre. Draw up to the electric gate which opens automatically & the shop is part of the complex of farm buildings on the left of the roadway.

WHAT3WORDS: ///nests.offerings.cure

Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.

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08/04/2024

