

Little Park Farm, Royal Wootton Bassett, SN4 7QW



Studio & Offices/Stores To Let

267 - 1,141 sq ft
(24.8 – 106 m²)

- *Flexible lease terms.*
- *Suitable for alternative uses in Class E.*
- *Rent: from £2,750 p.a.*

Kilpatrick & Co

Commercial Property Consultants



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LOCATION: The properties are situated around a mile and a half from Royal Wootton Bassett in a rural location off Breach Lane and form part of Little Park Farm.

DESCRIPTION: The studio comprises a two storey building with large doors and full height windows at ground and first floor levels. The ground floor is open plan with plastered walls & ceilings and with laminate flooring and includes a kitchenette. The first floor is also open plan and of similar specification. There are no toilet facilities, but an occupier would be able to share the use of the toilet facilities in the adjoining stable yard. Parking is available and there is a paved area in front of the building with 2 picnic tables.

The office/store adjoins the studio and comprises a single storey building with double doors, plastered walls, with power points and electric radiators includes a kitchenette. It has clear height of around 3 m.

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

Studio: Ground Floor: :	450 sq ft
First Floor:	<u>424 sq ft</u>
Total:	874 sq ft (81.2 m ²)

Office/Store:	267 sq ft (24.81 m ²)
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AVAILABILITY: Available to let as a whole on a new flexible term lease, or to let separately on new flexible lease terms.

RENT: Studio: £8,750 per annum, exclusive of outgoings.
Stores/Office: £2,750 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.



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

Description:	Office & Premises
Rateable Value (2023):	£1,825
Uniform Business Rate (2024/2025):	£0.499
Full Rates Liability (2024/2025):	£910.68

NB: Small Business Rates Relief maybe 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 & pass through the gate & follow roadway to the right for around half a mile to Little Park Farm. The studio & offices are to the rear of the 1st American barn stables.

WHAT3WORDS: ///starfish.ambitions.inhaled

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

