



Offices Red House Barn Church Lane, Great Kimble, Aylesbury, Bucks, HP17 9TH

Offices Red House Barn Church
Lane
Great Kimble
Aylesbury
Bucks
HP17 9TH

£1,085 Per Month

COMMERCIAL PROPERTY. An Impressive and welcoming First Floor Office Suite totalling a net useable area of 595 sq. ft. in a modern weather boarded building in a quiet semi rural but not isolated location. The space is open plan, well lit and well insulated. It has gas fired central heating with sophisticated controls. The whole is sumptuously carpeted. There is the advantage of two parking spaces.

Note there is a wall sectioning a small area previously used as a changing room. the owners will remove this wall if required

Great Kimble is a residential village with a mix of period and modern housing. it is equidistant about 3.5 miles from the well served small towns of Wendover and Princes Risborough. There is a bus service between Aylesbury and High Wycombe along the A4010. there is a village school.



ACCOMODATION

The front door opens to an Entrance Hall from which the stairs lead in to the open plan office space. There is a large kitchen/inner office/ store room with work top having inset sink with cupboard and drawers under and a well fitted cloakroom.. Outside there are two parking spaces. The layout and sizes can be seen on the plan.





A First Floor Office Suite With Parking

LETTING DETAILS

The suite is available to let on licence for a term of one year and then monthly. After the first year either side may give three months notice. the monthly licence payment will be £1,085. in addition the occupier will be asked to pay for electricity and gas used. The occupier will be responsible for internal decoration and keeping the premises clean and tidy. Each side to pay for its own solicitors costs.

RATES

The property is not yet rated. Small businesses with a Rateable Value of under £12000 are currently exempt from payment. it is unlikely therefore that rates would be payable if rated, if the legislation changed an occupier would be liable for rates on the property.

EPC

The Energy Performance Certificate level is B which is excellent.



NOTES

Rents are quoted exclusive of VAT
Subject to contract

ENQUIRIES

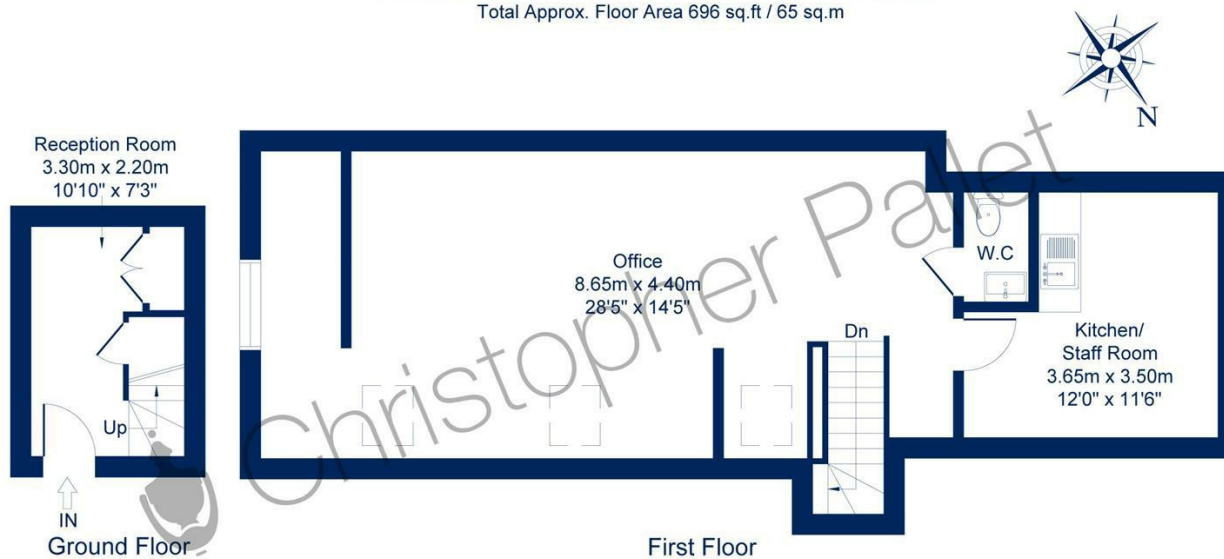
The contact for this property is C J Pallet FRICS
01296 625008

Directions

From Wendover High Street proceed uphill into Pound Street and continue for about three miles through Butlers Cross and Ellesborough. on reaching the A4010 turn left then at the top of the hill take the first right into Church Lane. Pass the village school The Redhouse id next to the school, pass this and within 50 yards there is an entrance to Red House Barn and **Parking**

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

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Total Approx. Floor Area 696 sq.ft / 65 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Viewing and Contact Details



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Christopher Pallet
Professional advice since 1973