



rural property specialists

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TO LET: BUSINESS UNIT



Unit 4, Dean Farm, Whitwell Road, Ventnor, PO38 2AB

Approximately 656 sq ft (61 sq m)

Well Appointed Storage | Office Unit | Ample Parking | Rural Location

Rent: **£125 per week**

TO LET: BUSINESS UNIT

DESCRIPTION

Unit 4 at Dean Farm is located on Whitwell Road, approximately 2 miles from Ventnor and approximately 4 miles from Godshell.

Unit 4 comprises a main open plan space with separate store room. There is a shared kitchen immediately adjoining the unit. There are two dedicated parking spaces opposite the unit and further visitor parking spaces. Broadband is available at the unit. Mains water and electric service the property.

ACCOMMODATION AND RENT

The Office is approx 656 sq ft. (61 sq m). **£500 per calendar month.** The quoted rent is exclusive of VAT which is not currently added. In addition to rent there is a service charge to contribute towards building insurance and the upkeep of the common areas.

BUSINESS RATES

The rateable value according to the Valuation Office Agency website is £4,600.

TERMS

The unit is available from 1st July 2024.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and a £350 + VAT contribution to set up costs for the lease.

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CONTACT

BCM (IOW) LLP, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE
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LOCAL AUTHORITY

Isle of Wight Council
t 01983 821000 w www.iwight.com

VIEWINGS

Strictly by appointment with BCM LLP (IOW).



DIRECTIONS

From Newport go south on St George's Way (A3020) towards Blackwater. At Blackwater turn right onto Blackwater Hollow towards Rookley. Continue through Rookley towards Godshell. At the end of Newport Road turn right onto West Street which becomes Whitwell Road. Follow this road until it becomes the High Street and continue through Whitwell. This road then turns into Ventnor Road which bears to the left and Dean Farm is on the left-hand side.



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Important Notice:

1.They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared July 2024 and photographs taken June 2022.

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