

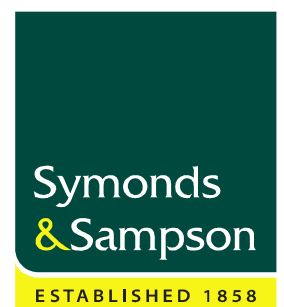


Fools Barn

Ansty, Salisbury, Wiltshire, SP3 5PX

Rural Business Unit and Parking

To Let - £12,500 per annum exclusive



Fools Barn

Ansty, Salisbury, Wiltshire, SP3 5PX

Newly Converted Business Unit and Parking

- Versatile Accommodation
- Two Loading Doors
- Three Phase Electricity
- Private Water Supply & Drainage

Viewing - Strictly by appointment.
Wimborne Commercial Office -01202 843190

The Property

A detached steel-framed former agricultural building converted to light industrial / storage use (Use Classes E and B8). There are two loading doors and a personnel door to the front elevation and PVCu double glazed windows and a personnel door at the rear.

Internally, the accommodation comprises two production/storage areas and a partitioned area for a messroom and WC. The minimum internal eaves height to the main space is c.3.85m. The Gross Internal Area is 244.90m² / 2,636ft².

There is a gated and concrete surfaced forecourt providing parking for approximately 8 cars.

Situation

Fool's Barn is situated in a rural area and is within the Cranborne Chase AONB. There is direct vehicular access from the A30 which provides a link to Shaftesbury (6 miles), Wilton (12 miles) and Salisbury (15 miles). Local amenities are available in nearby villages including Tisbury and Alvediston.

Directions

From Shaftesbury take the A30 towards Salisbury. The property will be found on the right hand-side after approximately 6 miles.

Services

Mains electricity (3-phase), private water and drainage.

Business Rates

To be assessed

Local Authority

Wiltshire Council 0300 4560100

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

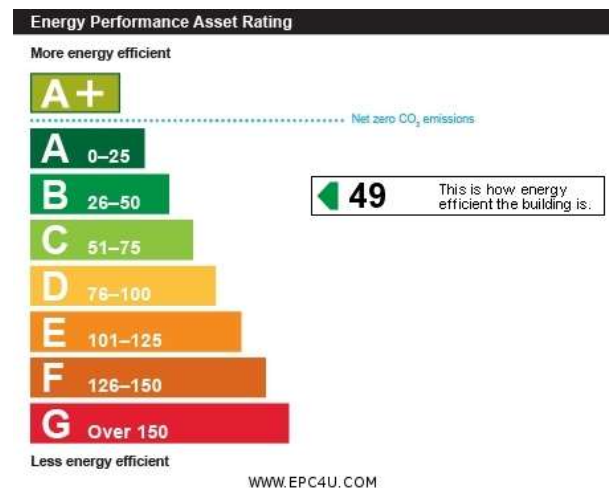
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Lease Details

To be advised

EPC:



RUW/12/04/2023



01202 843190

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