

Myddelton&Major

TO LET



Units 6 & 7, Chapel Barnyard,
Deptford Farm, Wylie, BA12 0QQ

Office/Studio/Light Production Premises

1960 sq ft (182.08 sq m)

Attractive Office/Studio
Conversion Close to
A303



Location

Chapel Barnyard is located at Deptford, approximately 12 miles north west of the City of Salisbury and 10 miles south east of Warminster. The A303 south west trunk route and the A36 Bristol to Southampton road intersect adjoining the property, giving it excellent access in all directions.

Chapel Barnyard is situated in an attractive rural setting and comprises a range of former agricultural buildings, now converted for office and studio use.

Description

Units 6 & 7 comprise a traditional barn of stone and flint elevations under a pitched slate roof. They have been converted to a high standard to provide office/studio accommodation. Each unit is open plan with fitted carpets, new electric heating, new LED spot lighting and WC facilities. There is a fitted kitchen.

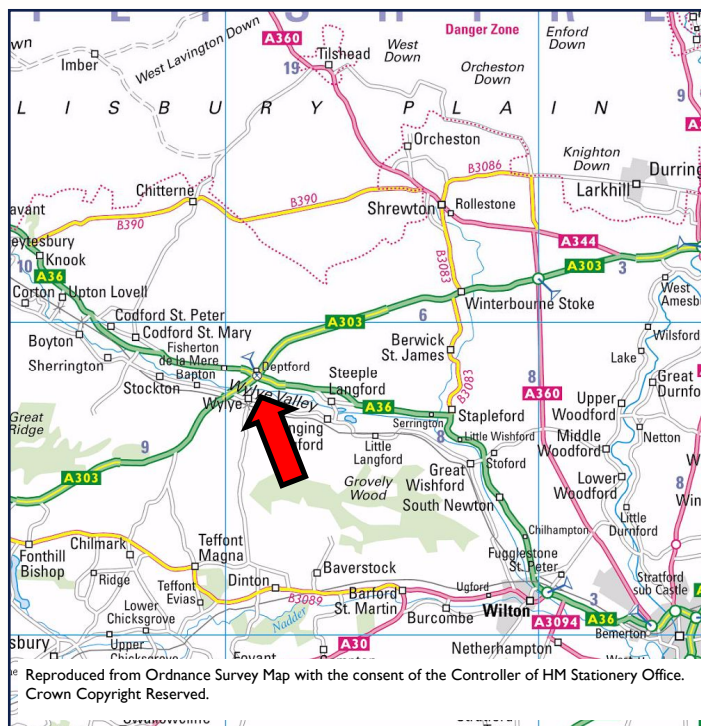
Outside there is shared car parking.

Planning

The premises have planning consent for use within Class B1 (office and light industrial). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

Accommodation

Ground Floor	1568 sq ft	(125.66 sq m)
Mezzanine	392 sq ft	(36.42 sq m)
Total	1960 sq ft	(182.08 sq m)



Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the development.

Rent

£17,500 per annum exclusive.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.

VAT

VAT is payable on the rent.

Business Rates

	Rateable Value*	Rates payable for year ending 31/03/26**
Unit 6	£14,000	£6,986
Unit 7	£7,000	£3,493

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

Services

Mains electricity, water and private drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

Unit 6 has an EPC rating of D89.

Unit 7 has an EPC rating of D79.

Viewing

Strictly by appointment only.

Ref: GM/JW/17420

Disclaimer

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