

RURAL WORKSHOP / STORAGE / OFFICE SPACE FOR SALE FREEHOLD



huwthomascommercial.com

01249 704345



Rare opportunity to
purchase a detached rural
freehold property

3,264 Sq Ft
303.43 Sq M

- Detached building
- All around circulation space
- Potential for variety of commercial uses
- £300,000 + VAT

UNITS 1-3, THE BARN, UPPER CASTLE COMBE, CHIPPENHAM, WILTSHIRE, SN14 7HE

LOCATION

Castle Combe is located approximately 6 miles north west of Chippenham via the B4039 through the village of Yatton Keynell.

The private lane accessing The Barn runs directly off the main road. The Barn is identified on the plan below.

Pub and hotel facilities are located within the popular and picturesque village of Castle Combe, while a local convenience store and post office are located a short distance away in Yatton Keynell.



DESCRIPTION

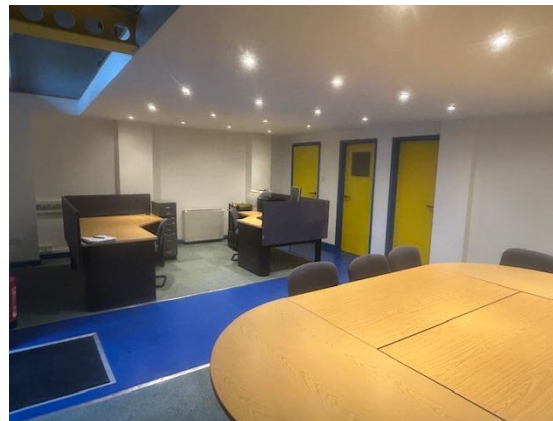
The property was originally constructed as an agricultural barn but has subsequently been converted to commercial use.

The Barn is constructed of stone and rendered block elevations under a pitched concrete tile covered roof.

The property has been divided into 3 units, each having double wooden loading doors in their front elevation, with the doors being approximately 2.86 m wide x 3.25 m high.

Unit 1

The main ground floor area of Unit 1 has been fitted out as office space with carpet floor covering, ceiling with recessed spot lights and electric heating.



To the rear of the main space are a single toilet; a kitchen with worktop, sink & drainer and storage cupboards.

There is also a rear room suitable for further office use or for storage.



Kitchen



Rear room

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Stairs lead up to the extensive mezzanine floor that has carpet floor covering and strip lighting. Area of the floorspace have reduced floor to ceiling height.



Unit 1 mezzanine floor area

Unit 2

Unit 2 is a basic, open plan, storage or workshop unit with an internal eaves height of approximately 3.75 metres.

The unit has halogen lights fitted and has a single toilet in the rear corner.



Unit 2 – ground floor

Unit 3

Unit 3 is a further basic workshop or storage unit with strip lighting and a single toilet in the rear corner of the ground floor.

Stairs lead to the basic mezzanine floor.



Unit 3 – view from stairs

ACCOMMODATION

	Sq metres	Sq feet
Unit 1		
Ground floor	69.83	751
Mezzanine	53.30	573
Unit 2		
Ground floor	66.26	713
Unit 3		
Ground floor	67.31	724
Mezzanine	46.73	503
TOTAL AREA	303.43	3,264

TENURE

The property is held freehold.

The adjacent property owner has the benefit of a vehicular and pedestrian Right of Way over a section of the access laneway to the property, in order to gain access to a gateway in their boundary wall.

Within the sale contract, there will be an overage condition, that if the purchaser or successor in Title should obtain planning consent for the conversion of the property to residential use within 15 years of the sale, the vendor shall be entitled to a share of any uplift in value.

TERMS

The property is offered for sale freehold with full vacant possession on completion.

PRICE

£300,000, subject to contract and exclusive of VAT.

We are informed that the property is registered for VAT, so VAT at the standard rate will be payable on the purchase price.

PLANNING

Planning consent was granted by the local planning authority in 1996 under reference no 95/02403/FUL for conversion of redundant storage unit into three small business units (Use Class B1).

We believe the permitted uses at the property now are those within Use Class E.

In March 2011, planning consent was granted under reference number N/11/00033/FUL for a ground and first floor extension to The Barn that would have increased the floor space to approximately 8,000 sq ft. The consent was never implemented and has now expired.

We recommend that any prospective purchaser satisfies themselves that the proposed use of the property is valid by contacting the planning department at Wiltshire Council on 0300 456 0114 (lines open 11am - 4pm Monday to Friday) or email developmentmanagement@wiltshire.gov.uk

SERVICES

The property is connected to mains water, drainage and electricity.

The vendors report that a good Broadband internet connection is available at the property.

BUSINESS RATES

The Valuation Office Agency website lists the whole property as having a Rateable Value effective from 1st April 2023 of £18,250.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendation Report is available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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huw@huwthomascommercial.com

Details prepared March 2024.



Access lane

Disclaimer

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Rear elevation of units

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