



TO LET
THE OLD DAIRY PARLOUR

£4,000 P.A



The Old Dairy Parlour

Description

Historically a dairy parlour, this now converted unit now provides a well proportioned commercial workspace situated within an attractive rural setting. The unit is located on the outskirts of Binstead, with easy access to Ryde and Newport.

The property has planning consent for B1 (office) or B8 (Storage & Distribution) Use obtained under planning application P/00132/11.

The unit is divided into three rooms, each with lighting and electricity. Mains water is connected and hot water is available by way of an electric boiler.

There are two car parking spaces available with this unit.

Rent

The tenant will be responsible for all outgoing in respect of the unit, including rates and utilities and insurance. The rent for the unit is £4,000 per annum, exclusive of VAT.

Area

The useable area of the unit extends to approximately 32m sq. (345ft sq.)

Terms

The property is available to rent immediately.

The terms of the letting will be by a six year lease with a bi-annual break clause.

Services

Single phase electricity and water are both connected and recharged by the landlord based on sub-meters.

Business Rates

The tenant will be responsible for business rates, if applicable.

Local Authority

Isle of Wight Council
County Hall, High Street, Newport, Isle of Wight, PO30 1UD
www.iow.gov.uk
01983 821000

Legal Costs

The tenant will contribute to the Landlord's legal fees in setting up the lease.

Viewings

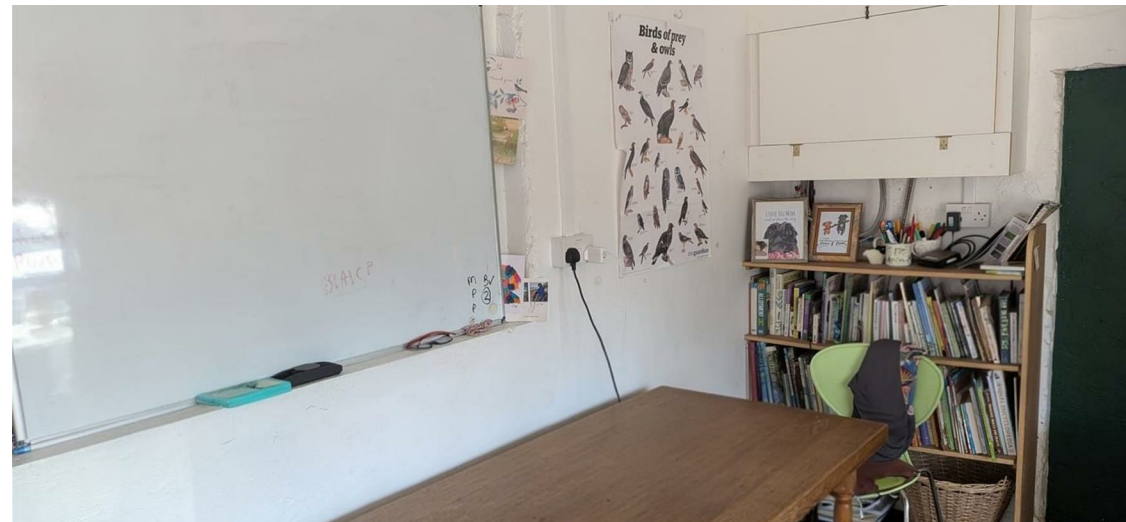
Strictly by appointment with BCM Wilson Hill
01983 828808
iow@bcmwilsonhill.co.uk

Postcode

PO33 4ED

What3Words

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IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

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Isle of Wight

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