

THE OLD DAIRY PARLOUR

Newnham Lane, Binstead, Ryde, Isle of Wight, PO33 4ED

TO LET

£4,000 P.A

BCM Wilson Hill

The Old Dairy Parlour

Newnham Lane, Binstead, Ryde, Isle of Wight, PO33 4ED

A conveniently located office/storage space to rent on the outskirts of Ryde

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 outgoings 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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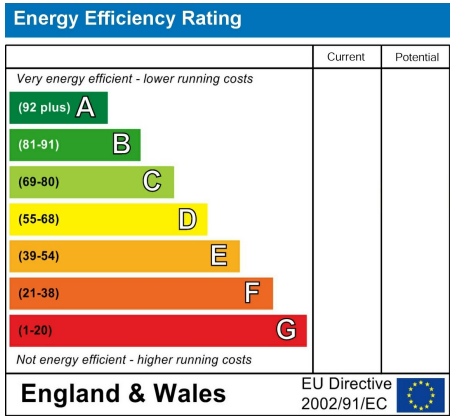












IMPORTANT NOTICE

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

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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