

THE OLD LAMBING SHED

Bushey Down Farm, Droxford, Southampton, Hampshire,
SO32 3QW

TO LET

£30,000 Per Annum

BCM Wilson Hill

The Old Lambing Shed

Bushey Down Farm, Droxford, Southampton, Hampshire, SO32 3QW

The Old Lambing Shed at Bushey Down Farm offers an attractive former agricultural building with plenty of character. There is the option for a WC to be installed into the Unit. It is insulated and offers ample parking, three phase electricity and electric roller shutter doors. Please note that the unit is situated on a working farm yard and in close proximity to residential property.

Location

Bushey Down Farm is located in the stunning South Downs National Park, providing a peaceful rural setting, yet approximately one mile from the A32 at Droxford. The A34 and M27 are both less than 15 miles away, making this an idyllic space without compromising excellent road connections, The Unit is located amongst the working farm yard and residential dwellings, providing excellent security. The cities of Portsmouth and Southampton are both within easy reach, less than 20 miles to the south.

Accommodation and Rent

The Old Lambing Shed - 5,843 ft² (543 m²) - £30,000 per annum plus VAT.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.
The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

Viewing

Strictly by appointment with BCM Wilson Hill.

Local Authority

Winchester City Council
t 01962 840222 w winchester.gov.uk

Business Rates

Rates will be payable by the Tenant to Winchester City Council.
Rateable Value - £20,500.

Legal Costs

The tenant will be responsible for contributing 50% of the legal fees in drawing up the lease.

Contact details

BCM Wilson Hill - 01962 763900

Directions

Heading north along the A32 from Droxford, at the crossroads, take the right hand exit along the B2150, opposite the petrol station. After approximately 1 mile, Bushey Down Farm will be situated on your left hand side. Follow the entrance track to the right and the units will be situated on your left hand side.

What3Words

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EPC

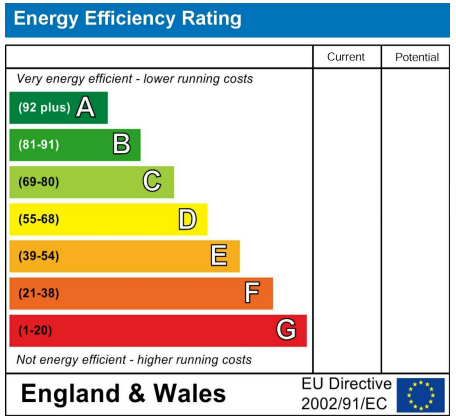
Rating - TBC











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

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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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