

TO LET RURAL COMMERCIAL UNIT



Lower Wyke, Andover, Hampshire

- Large building available for a variety of uses
- Rural location close to Andover
- Approximately 2,952 sq.ft (274.25 sq.m)

The Unit could be adapted to suit tenants requirements.

Available Immediately

£20,000 PER ANNUM (+ VAT)

Lower Wyke, Andover, Hampshire

Based in a rural location, this commercial building offers flexible accommodation arranged over both ground and mezzanine levels. The property offers the opportunity to be divided if required, subject to negotiations.

The mezzanine floor offers additional accommodation which lends itself well for additional storage space. The building also benefits from an open plan layout, WC and ample parking.

Location

The property occupies an attractive rural position in the sought-after Bourne Valley, and within 1 mile of Walworth Industrial Site. St Mary Bourne provides a range of local amenities including a village shop, public house, primary school and church, whilst the larger centres of Andover and Newbury offer an extensive range of shopping, educational and leisure facilities. Mainline rail services are available from Andover and Whitchurch, providing connections to London Waterloo, and the A34 gives excellent road access to Winchester, Newbury, Oxford and the M3 motorway network

Accommodation and Rent

Overall approximately 2,952 sq. ft. The rent is £20,000 (+ VAT) per annum.

Subject to further negotiation the Unit can be divided and the rent will be charged appropriately.

Business Rates

Business rates will be payable by the tenant.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement. The rent is payable monthly in advance and exclusive of all outgoing and VAT.

Viewings

Strictly by appointment with BCM Wilson Hill.

Services

There is three phase mains electricity on site and mains water.

The services are the responsibility of the tenant.

Legal Costs

Each party will be responsible for their own legal costs.

Contact

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Directions

From Winchester, take the A34 north towards Newbury and exit for St Mary Bourne. Follow the signs through St Mary Bourne and continue along the local country lanes towards Wyke. The property is situated in a rural position near St Mary Bourne, approximately 6 miles north-west of Andover and 15 miles south of Newbury.



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 included 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.

