

TO LET COMMERCIAL UNIT



The Old Grain Store Laverstoke Lane, Laverstoke grange,
Whitchurch, Hampshire, RG28 7PF

- Flexible rural commercial space • Ample parking • Quiet rural location • Close connections to A34/A303

Approximately 2,483 ft² of space (230m²).

£15,000 PER ANNUM

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The Old Grain Store at New Barn Farm is a former agricultural building offering versatile accommodation suitable for a range of uses, subject to obtaining any necessary consents. The unit benefits from mains electricity and water connections, together with lighting throughout. The accommodation comprises a concrete floor, ample on-site parking, and a roller shutter door providing convenient vehicular access. Prospective occupiers should note that the unit is situated within an active working farmyard and lies in close proximity to residential dwellings.

Location

The Old Grain Store is situated a rural location close to the Test Valley, offering a peaceful working environment while remaining conveniently located approximately 2 miles from the B3400. The A34 and A303 are both within 5 miles, providing excellent road connectivity. The unit is positioned within a working farmyard alongside nearby residential dwellings, offering a secure and well-overlooked environment. The cities of Winchester and Southampton are both nearby, located approximately less than 25 miles to the south.

Accommodation and Rent

The Old Grain Store - 2,483 ft² (230 m²) - £15,000 per annum.

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 outgoing and VAT and will be payable monthly in advance.

Viewing

Strictly by appointment with BCM Wilson Hill.

Local Authority

Basingstoke and Dean Borough Council
t 01256 844844 w www.basingstoke.gov.uk

Business Rates

All outgoing to be paid by the incoming tenant.

Legal Costs

Each party will be responsible for their own costs in respect of drawing up the Lease.

Contact details

BCM Wilson Hill - 01962 763900

Directions

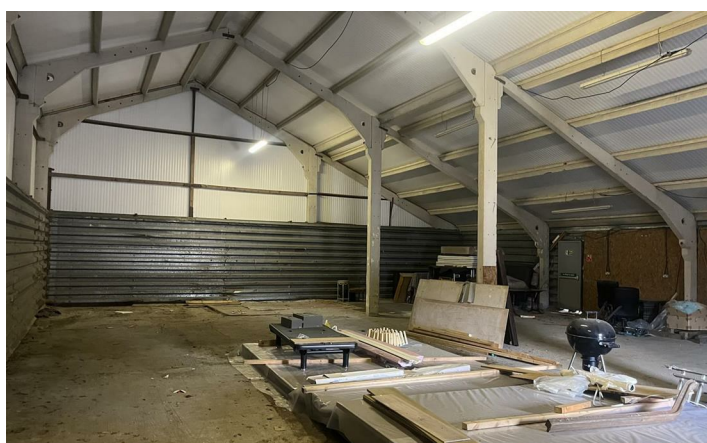
From Whitchurch, follow the B3400 for approximately 1.8 miles, then turn right on to Laverstoke Lane. Follow the road for approximately 1.3 miles then turn left and follow the lane for approximately 0.5 miles. The property is on the right hand side.

What3Words

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EPC

Not applicable.



IMPORTANT NOTICE

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