

TO LET — Unit 4 Manor Farm Workshops

Hunningham Lane, Offchurch, Leamington Spa, Warwickshire, CV33 9AG

BK Bruton Knowles

est.1862



- Barn Conversion
- Flexible Terms
- Office/ Studio/ Laboratory
- 505 Sq. Ft
- £5,750 per annum
-

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SUMMARY

- **Barn Conversion**
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- **505 Sq. Ft**

LOCATION

Offchurch is a small rural village, located 3 miles east of Leamington Spa, Warwickshire. Taking the Hunningham Road out of Offchurch, Manor Farm is situated immediately on your left upon a short farm drive. The units are situated within open countryside.

DESCRIPTION

Unit 4 is one of nine rural workshops and business units created out of the conversion of a traditional range of Victorian brick and tile farm buildings. The units vary from basic workshops and offices.

Past and current uses include photography and art studios, a microbrewery, interior designers, heating engineers and lead statue repairs.

Unit 4 is single storey and benefits from a kitchen and WC.

EPC

E - 119

VAT

This property is not registered for VAT.

ACCOMMODATION (GIA)

AREA	Sq. M	Sq. Ft
Ground Floor	46.9	505
Total	46.9	505

RENT

£5,750 per annum.

TERMS

The property is available by way of a new lease on fully repairing and insuring basis for a term to be agreed.

SERVICES

We understand that the property benefits from mains water, electricity and drainage.

RATES

We understand the rateable value as of April 2017 to be:
£4,050

LEGAL COSTS

The ingoing tenant will be asked to pay a contribution to the Landlords legal costs.

We do however advise all interested parties to satisfy their rates payable with the local authority (Warwick District Council).

SERVICE CHARGE

Electricity is to be recharged to the Tenant.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

PLANNING

Unit 4 is classed as use B1 which should allow for use E under the Use Classes Order 1st Sept 2020, however own enquiries should be made to the Council.

CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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