

TO LET

Commercial Converted Barn Unit

Unit 5a, Manor Farm, Hunningham Lane, Offchurch, Leamington Spa, CV33 9AG



- £4,800 per annum exclusive
- Fantastic rural location
- On site parking
- 467 Sq. Ft

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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 5a is one of seven 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.

Unit 5a is single storey and benefits from a water supply. WC facilities are shared.

Accommodation

Unit	SQM	SQFT
Ground Floor	43.39	467
Total	43.39	467

Rates

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-your-business-rates

Energy performance certificate

Property is exempt.

Rent

£4,800 per annum exclusive.

Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

VAT

VAT is not applicable unless stated otherwise.

Utilities

Mains electricity is connected and sub-metered.
Mains drainage is connected.

Hours of Use

Monday to Saturday between the hours of 8:00am and 8:00pm.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

Tenant to pay the legal costs incurred in the transaction. This to be capped at £500 + VAT.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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Regulatory 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 registered 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.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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