

**MILLERS FARM
BUCKLAND NEWTON
DORCHESTER
DORSET
DT2 7DJ**



TO LET

**RURAL CLASS B2 WORKSHOP
1,275 SQ M (3,300 SQ FT)**

01935 432044

rmwsurveyors.com

LOCATION

The property is located in rural environment close to Buckland Newton.

DESCRIPTION

A rural workshop. The premises benefits from a three phase electricity supply and wood burning blown air heater.

ACCOMMODATION

The property extends to approximately 3,300 sq ft and comprises workshop areas, an office, stores and a WC. Externally there is room to park 3 cars on the forecourt and 5 cars to the side. There is also access and turning for articulated lorries.

RATES

We determined from the Valuation Office Agency website that the Rateable Value is £9,400.

TOWN PLANNING

We understand the property may be used general industrial use (Classes B2 of the Town and Country Planning [Use Classes] Order 1987, as amended.

LEASE

A new internal repairing and insuring lease, subject to a Schedule of Condition, terms to be negotiated.

RENTAL

£6,500 per annum, exclusive.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Commercial EPC for the property can be viewed at:-

<https://www.ndepcregister.com/searchReport.html>

The reference number is on the front page of the EPC below.

VIEWING & FURTHER INFORMATION

By contacting the sole agents **RMW Surveyors** - Tel: 01935 432044

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

TJW/81223/1.7.13

Richmond House, Manor Road, Yeovil, Somerset, BA20 1UQ

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