

TO LET: THE OLD BREWERY

Preston West Farm, Preston, Chippenham, SN15 4DX

Royal Wootton Bassett – 5 miles

Calne – 6.2 miles

Chippenham – 10.9 miles

M4 Junction 16 – 7.7 miles

M4 Junction 17 – 9.3 miles

(Distances are approximate)

OFFERS IN THE REGION OF £675 PCM

Introduction

The Old Brewery provides an excellent opportunity for a versatile light industrial or storage unit, subject to planning permission, in a beautiful rural location on the edge of Lyneham. The Property is situated close to the towns of Royal Wootton Bassett to the north east, Calne to the south and Chippenham to the south west. Junctions 16 and 17 of the M4 motorway are both around 15 minutes away providing excellent transport links to further afield.

The Old Brewery consists of a detached converted barn, located in a quiet rural position, which extends to approximately 869.19ft² (80.75m²). Internally, the property is mostly open plan, although the landlord would permit the large room to be partially separated if required. There is a separate smaller room, potentially suited as an office or store room. There is a disabled WC and additional store room. The Property is accessed via double glass doors to the front, double wooden doors to the side with an additional single door to access the WC and store room.

It is suited to a range of uses including light industrial or storage. The property currently has planning for Microbrewery (B2 Use Class) and has previously had consent for Office (B1 Use Class) and Farm Shop, having been converted from an agricultural building in 2004. Planning permission for a change of use will need to be obtained at the Tenant's expense once Heads of Terms between the Landlord and Tenant are agreed and signed.

Tenure

The Property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 3 years, with rent payable quarterly in advance. The Landlord and Tenant will each pay 50% of the costs for the preparation of the Lease. A deposit will be required from the Tenant before the commencement of the Tenancy, equivalent to two months' rent. The Tenant will be expected to take on the Property with Internal Repairing Terms. Any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy. The Landlord will obtain the appropriate buildings insurance cover, which the Tenant will reimburse.



Access/Parking

The Tenant will have the use of the concrete parking area to the front and side of the Property as indicated on the plan overleaf. Access to the Property is via a driveway leading from Preston Lane, a public highway.

Services

The Property is serviced by single phase electricity and connected to a mains water supply. Drainage is via a private septic tank. WC facilities are also available in the Property. The Tenant will be responsible for all outgoings in connection with these services.

Business Rates

The Tenant will be responsible for paying the business rates during the Tenancy.

Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email post@webbpaton.co.uk to make an appointment.

Directions

From Lyneham village take the A3102 towards Calne. At the mini roundabout follow signs for Preston and Bushton and continue on this road for approximately 0.8 miles. Turn right into Preston then continue straight at the crossroads. The Property is directly in front of you. The postcode is SN15 4DX.

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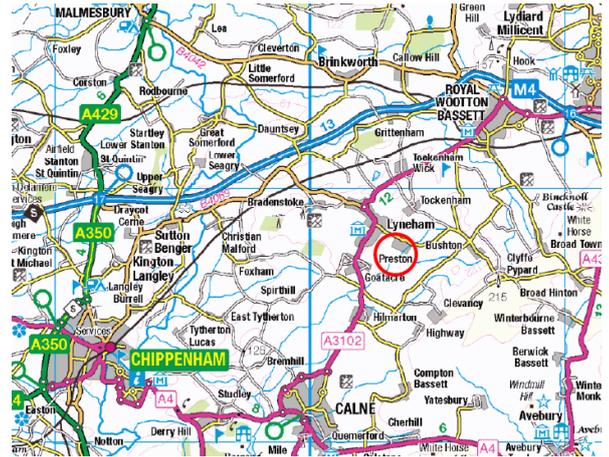
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Plans Areas Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the Property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof.

Disputes

Should any dispute arise as to the boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The Tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlord's agent will be responsible for defining the boundaries or the ownership thereof.



More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 83 This is how energy efficient the building is.

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Interested parties must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty 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 letting nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 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. Interested parties must satisfy themselves by inspection or otherwise.

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