

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

Swanmore, Hampshire SO32 2PY

Unit 2 Hill Farm, 844ft²

Office/Workshop/Kitchen

Commercial Tenancy



Located within a quiet segment of a commercially developed farmyard the unit benefits from ample parking and the ability to be adapted to the successful tenant's requirements.

RENT TO BE NEGOTIATED

OFFERS INVITED

Long term lease preferred but not required



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only. Please contact this office to arrange a suitable date and time. It is essential to view the property details at the website www.gileswheeler-bennett.co.uk prior to arranging to view the Property.

VIDEO FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and video footage is available showing the whole Property.

LOCATION: See Location Plan.

DIRECTIONS: From Bishops Waltham

Follow Bank Street west onto Hoe Road, take the second exit to continue on Swanmore Road until it becomes Dodds Lane. At the T junction turn left onto the Droxford Road heading North for 0.6 miles and the property is located on the righthand side of the road.

DESCRIPTION:

The Unit comprises of approximately 700ft² (65m²) of usable work space with an additional 144ft² (13m²) of kitchen and bathroom space. The Unit also benefits from ample parking immediately in front of the Unit accessed via a quiet courtyard.

We would like to offer this Unit as a flexible proposition to suit the needs of the new tenant. The Landlord would be open to negotiate on all aspects of the Unit's use and the terms of the tenancy. This potentially includes new fittings, flooring, heating installation and layout adjustment to suit the right tenant.

SERVICES:

It is understood the Unit benefits from mains water, electric and sewerage as well as a telecommunications line.

ENERGY PERFORMANCE CERTIFICATE:

The Unit is currently rated D on the Energy Performance Certificate.

BUSINESS RATES:

The Unit has a rateable value of £6500 which equates to £3,243.50 the Gross Payable Amount for the year 2021-2022, thus being eligible for small business rates relief depending on the situation of the successful tenant.

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).

For Further Information Contact:

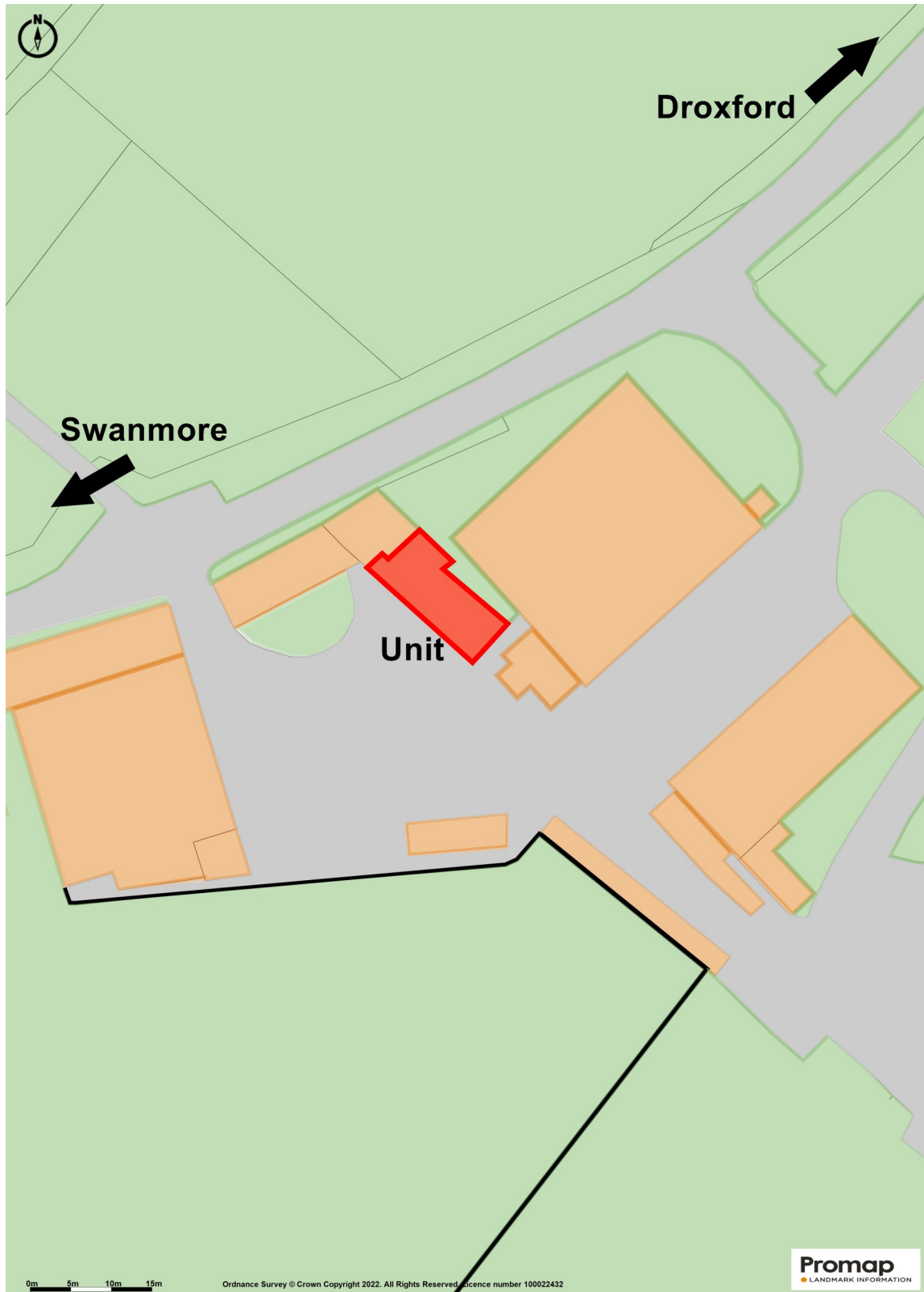
Chris Salmon

Tel: 01489 896977

Email: Christopher@gileswheeler-bennett.co.uk



SITE PLAN

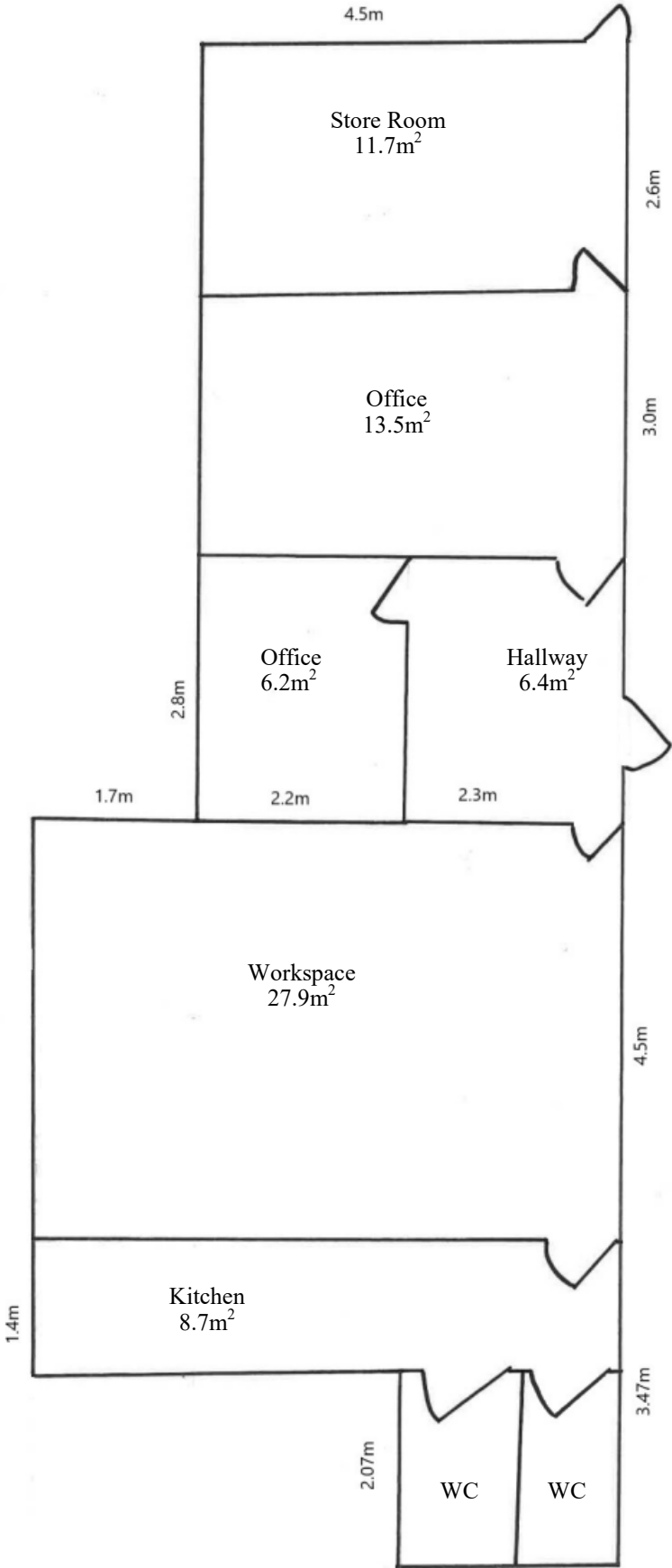


Subject to Survey

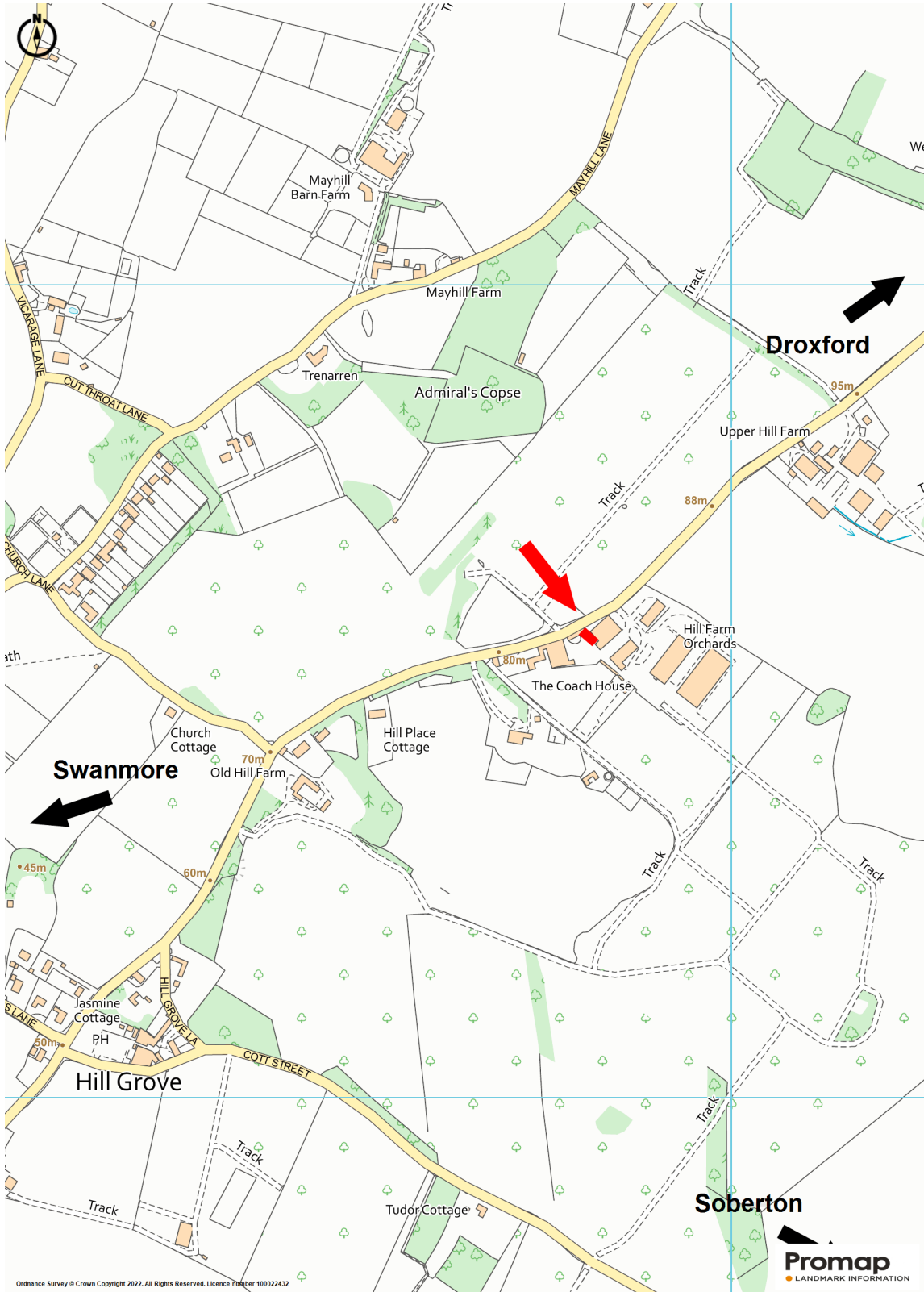




FLOOR PLAN



LOCATION PLAN



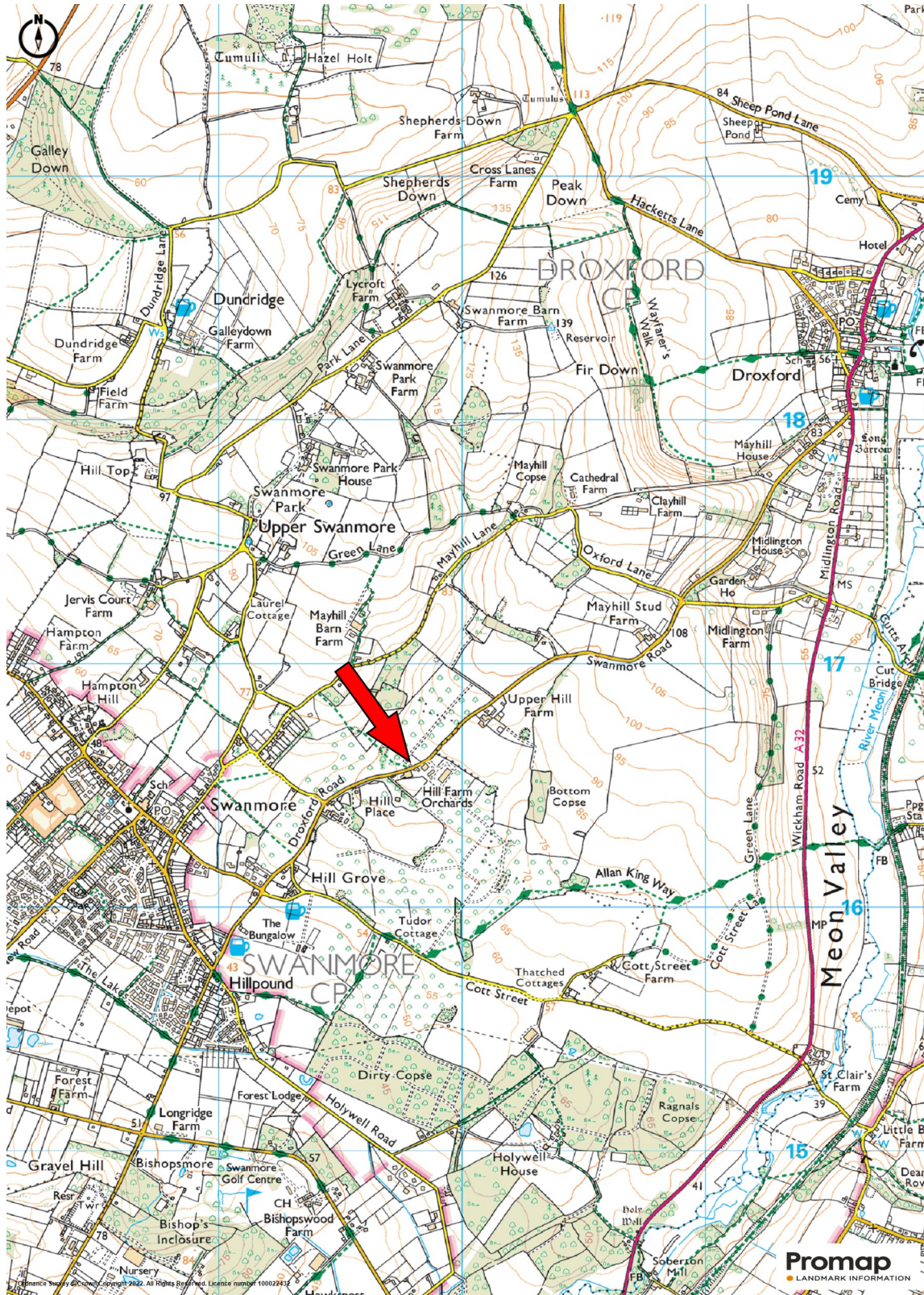
FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

Month/Year

LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

Month/Year