

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

WORKSHOP AND STORAGE BUILDING STOKE COMMON FARM

Bishopstoke Lane, Brambridge, Eastleigh SO50 6HX



Commercial Unit - Former Dairy Parlour

**Workshop and Storage in association with a Landscaping Business Only
Approx 593 sq. ft (55.1 sq. m)**

Secure Site Ample Parking Close to Eastleigh and M3 Motorway Facilities

RENTAL GUIDE: £5,000 per annum ex. VAT

FOR RENT—OFFERS INVITED

GWB

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

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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 visiting the Property.

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

LOCATION: See **Location Plan**. Stoke Common Farm is a working farmyard located in a rural setting to the north of the village of Bishopstoke close to the eastern bank of the River Itchen. Bishopstoke in turn is a civil parish in the Eastleigh district of Hampshire. Despite its rural outlook, the location of the site is conveniently close to major conurbations only around 2 miles north-east from the centre of Eastleigh with Southampton around 6 miles to the south and Winchester around 5 miles to the north. The M3 can be easily accessed via Junction 12 (1.5 miles to north-west) or Junction 13 (around 2.1 miles to the south-west) while the M27 Junction 5 is only 3 miles to the south/south-west.

DIRECTIONS: What Three Words: //page.keeps.doing.

From Eastleigh: From Eastleigh Railway Station head east along Bishopstoke Road (B3037). After approximately 0.6 miles turn left onto Riverside and follow the road for around 1.25 miles through and out of Bishopstoke. The gated entrance to the Property with a sign reading Stoke Common Farm is to the right off Bishopstoke Lane around 0.3 miles from the edge of the village.

From Colden Common: At Brambridge (south-west of Colden Common) take Bishopstoke Lane south past Upper Brambridge Farm. The entrance to Stoke Common Farm will be on your right after about 0.5 miles.

DESCRIPTION:

The Building for rent comprises a traditional former dairy parlour of block construction with concrete supports under a corrugated roof extending to approximately 593 sq. ft (55.1 sq. m). This area comprises approx. 452 sq. ft (42 sq. ft) of open concrete floorspace with the remaining space partitioned separately comprising approx. 113 sq. ft (10.5 sq. m) previously used for welfare space as well as a WC and a separate space accessed externally containing utilities metres. The Property for rent including the building extends to 1383.9 sq. ft (128.6 sq.m) with parking.

See **Floorplan** below for layout.

ACCESS: Access to the Property is via the main entrance off Bishopstoke Lane to the farmyard. The access from Bishopstoke Lane is protected by a locked gate and is further secured with barbed wire over the gate. From the farmyard entrance to the Property there is a vehicular right of way for the Lease Term over part of the farmyard (hatched yellow on the **Site Plan**).

PERMITTED USE: The permitted use of the Property is as a **workshop for the manufacture of timber garden products and the ancillary storage of timber with a landscaping business** (which use falls within class B1(c) of part B of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended). This use was permitted by Certificate of Lawfulness dated 5th October 2012 (Link: 11/02510/LDC).

The following restriction and condition was imposed by the Certificate:

- "Working hours should be between the hours of 7:30 am and 6pm Monday to Saturday with no Sunday work except in exceptional circumstances".

BASIS OF OCCUPATION

The property shall be let according to the following terms (Terms may be varied by negotiation):

- Commercial Lease under the Landlord and Tenant Act 1954
- Contracted out of Landlord and Tenant Act 1954, Sections 24-28 relating to security of tenure and the right to renew
- Fixed Term of 5 years with a break clause at 3 years
- Full Repairing and Insuring
- Rent Reviews every 3 Years according to the Consumer Price Index (CPI)
- Usual rights of forfeiture for contractual breaches including non-payment of rent; failure to repair or nuisance

The Lease will be drafted by the Landlord's solicitor.

RENT: The Rental Guide is £5,000 per annum ex VAT (£416.67 per month) upon which offers are invited. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

SERVICES: Mains electricity and water is available and connected. Mains drainage is connected to the WC. The tenant shall be responsible for paying all rates and outgoings connected with their use of the Property.

LEGAL COSTS: The tenant will be responsible for contributing 50% of the Landlord's legal fees in drawing up the Lease.

BUSINESS RATES: The current rateable value for the Property as of 2023/2024 is £3,700. The Tenant shall be responsible for paying Business Rates.

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

For Further Information Contact:

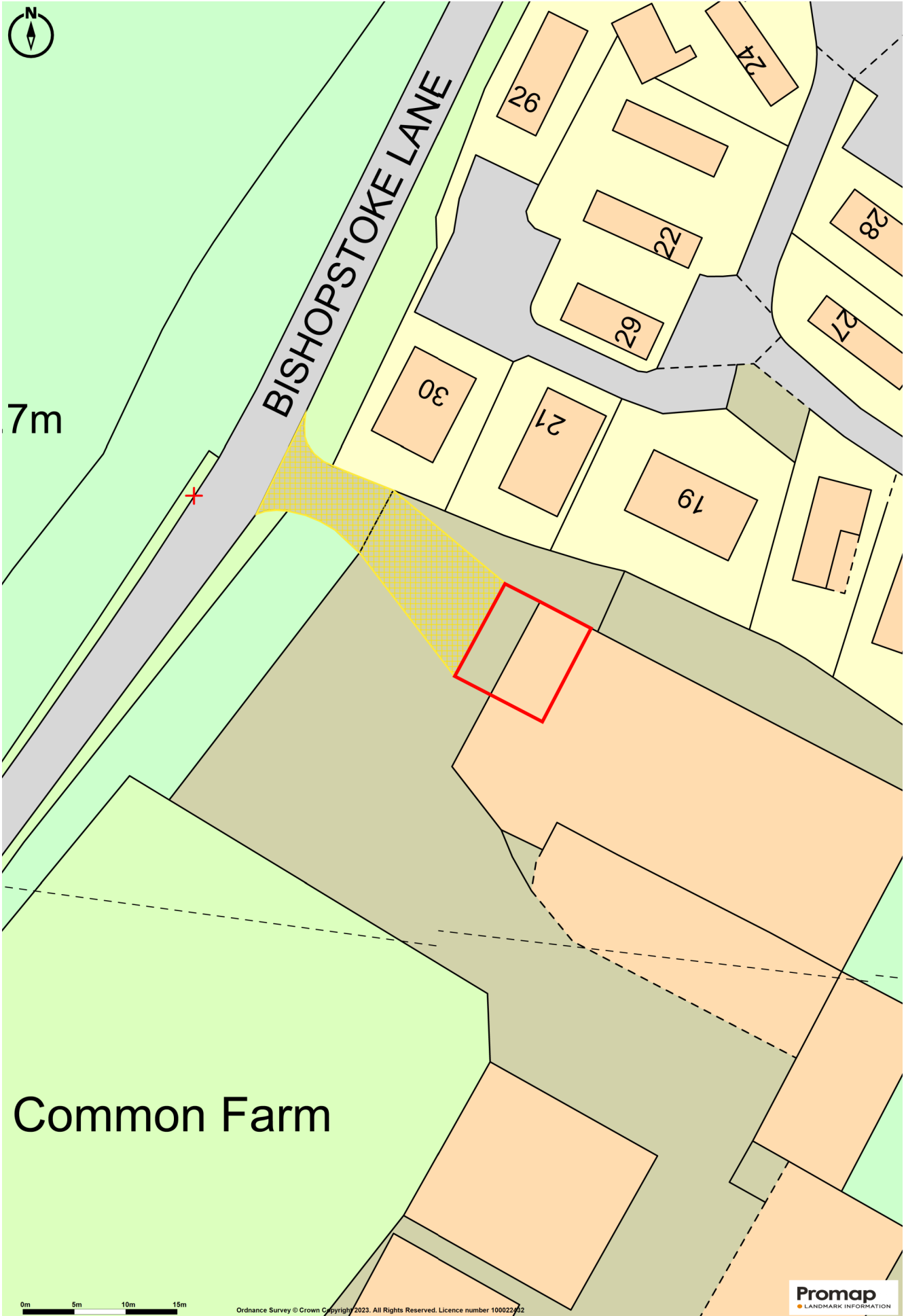
Nathan Broome

Tel: 01489 896977 **Mob:** 07393 211932

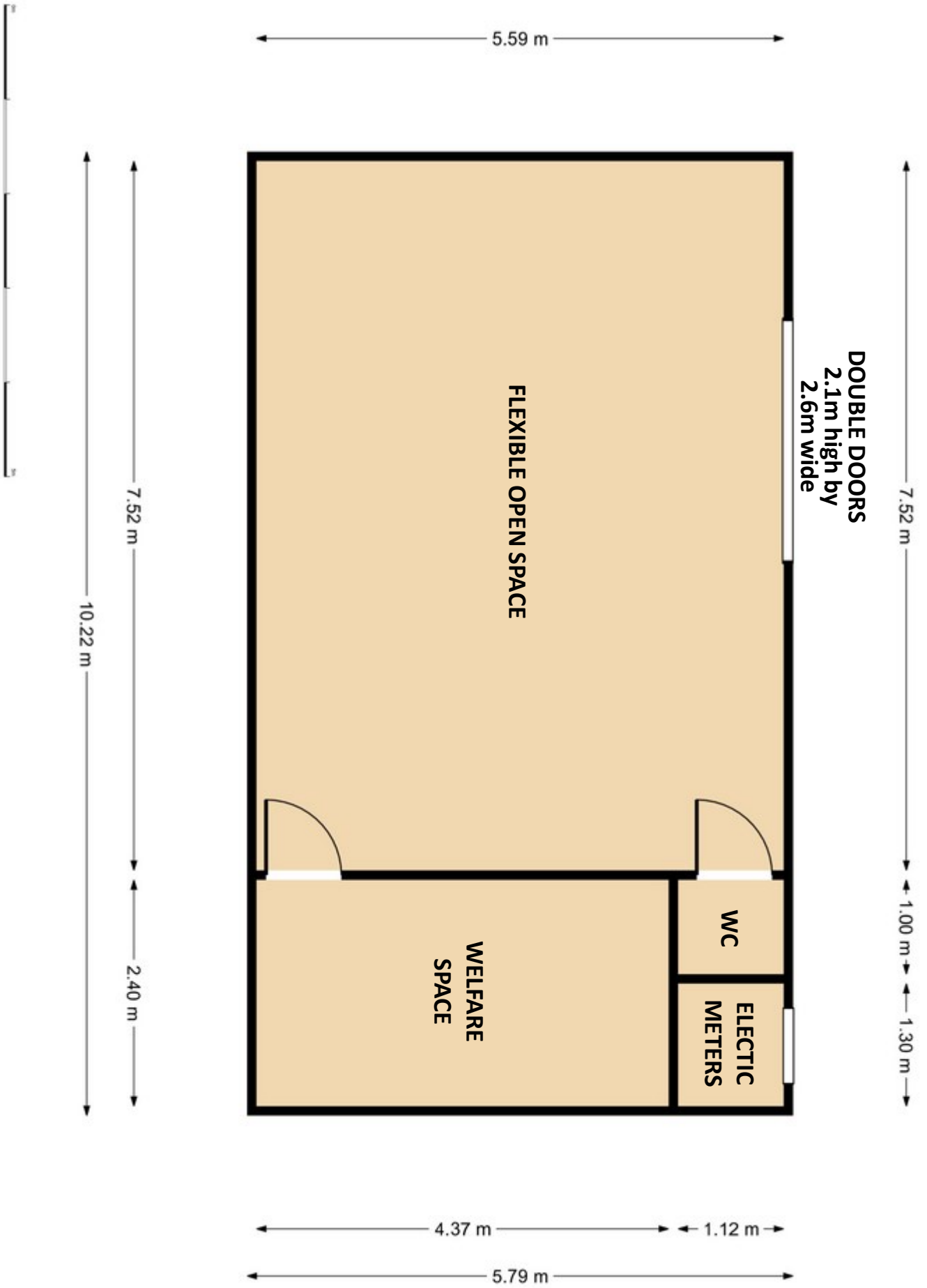
Email: nathan@gileswheeler-bennett.co.uk



SITE PLAN



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 landlord.
 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 renter 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.
- December 2023