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Available

£3.50 /ft2

Newtown Store, Shalbourne nr Marlborough

Shalbourne

SITUATION

The property is accessed directly from the A338 approximately 4 miles south of Hungerford.

From Hungerford the site is accessed to the right into a concrete road signposted Newtown Grain Store.

DESCRIPTION

Main Building

The main building comprises a steel portal framed building, which could be available as one, two or three units.

The property includes concrete floor, a number of loading doors, but more would be required if the building was split, 3 phase power supply, water, high speed broadband, simple floodlighting, eaves height of 3.7m rising clear and communal WC facility.

Duck Shed

A steel portal framed building with concrete floor. Loading door, power, lighting and eaves height of 3m rising clear.

Yard Space

Yard space up to 0.67 acres is also available on site. Further details available on request.

PLANNING

The units have planning consent for B8 storage use.

ACCOMMODATION

Main building (can be split into 3)

1,866.22 to 3,732.44 (Sq M)

13,500 to 40,500 (Sq Ft)

Duck Shed 464.51 (Sq M) 5,000 (Sq Ft)

RATING ASSESSMENT

Bays 4 & 5

Rateable Value Â£48,000

Rates Payable Â£23,952 (2022/23)

SERVICE CHARGE

A service charge of 50p per sq. ft. will be levied for communal items.

ENERGY PERFORMANCE CERTIFICATE

This property does not require an EPC.

PROPOSAL

The properties are suited to storage and distribution uses only. The properties are available on new leases the length of which are open to negotiation. The quoting rent for the whole is Â£3.50 per sq. ft. or for individual units Â£4.50 per sq. ft. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.