

**Minchington Dairy, Minchington Farm,  
Minchington, Farnham, Nr Salisbury,  
DT11 8DE**

Offices

868 sq ft

(80.64 sq m)

**To Let**





## LOCATION

Minchington Dairy is situated in the centre of the Cranborne Chase Area of Outstanding Natural Beauty, just outside the village of Farnham, which its famous Museum Inn. It is just over 1 mile from the A354 Salisbury to Blandford Road. Salisbury is approximately 16 miles and Blandford 17 miles

## SITUATION

The property is situated on a rural setting on the Rushmore Estate adjoining residential and agricultural buildings.

## DESCRIPTION

The property comprises a former dairy, converted into office accommodation. It provides two main principal office areas, together with storeroom, kitchen and cloakroom. The accommodation has electric heating, fitted carpets and lighting. An additional area of storage of approximately 1110 sq ft may be available by separate negotiation.

## ACCOMMODATION

Offices	697 sq ft	(64.75 sq m)
Store	124 sq ft	(11.52 sq m)
Kitchen	47 sq ft	( 4.37 sq m)
WC		

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£7,950 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £5,500.\*

Rates payable for year ending 31/03/19: £2,640.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief".

## SERVICES

Mains electricity and water. Private drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

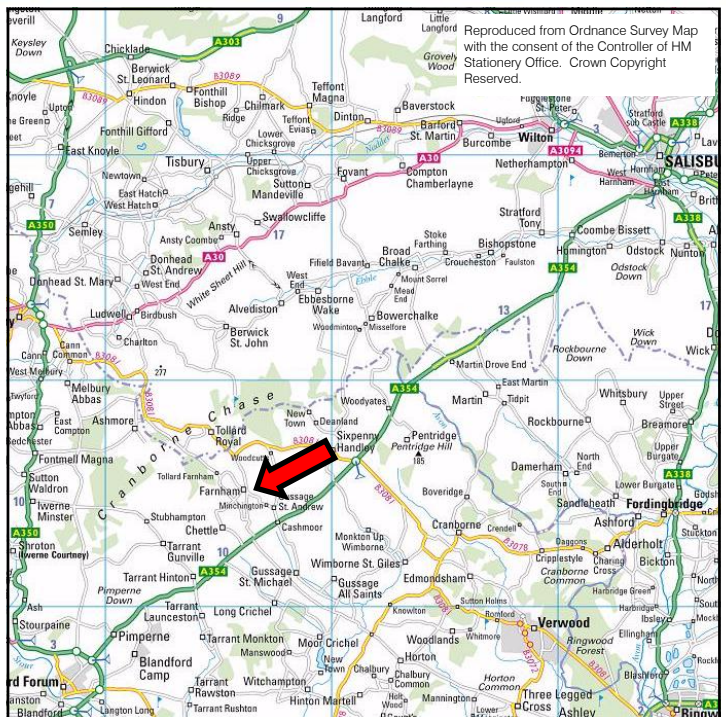
## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to North Dorset District Council, Nordon, Salisbury Road, Blandford, Dorset, DT11 7LL. Tel: 01258 454111.

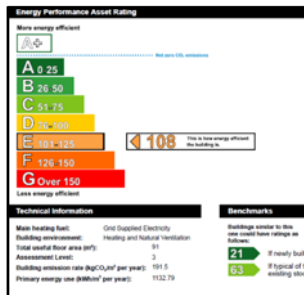
## VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/18829-a



## ENERGY PERFORMANCE



Regulated by the RICS.



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

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