

**The Cutting Yard,
Chilmark, Nr Salisbury, SP3 5DU**

Open Storage/Yard

0.8 acres

(0.32 ha)

To Let



LOCATION

Chilmark lies 12 miles to the west of Salisbury and 10 miles from the market town of Shaftesbury. There is a main line railway station with connections to London Waterloo and Exeter at Tisbury, 3 miles away. Tisbury offers a variety of facilities including bank, Post Office, pubs and shops.

SITUATION

The property is situated just south of the village of Chilmark in a rural position, but within good reach of the A303, 5 miles away.

DESCRIPTION

The premises comprise a secure open yard space, levelled and surfaced in compacted chalk and stone. The yard area extends to approximately 0.8 acres and is screened on three sides by high banks. The road entrance is secured by gates and high fencing. There is a small office building, which is to be refurbished to provide office, kitchen and WC facilities.

ACCOMMODATION

Office Building	879 sq ft	(81.66 sq m)
Yard	0.8 acres	(0.32 ha)

LEASE TERMS

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

RENT

£17,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed.*

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

SERVICES

We understand that mains electricity and water will be connected to the site. Private drainage will be made 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

The site has been used for many years for preparation and distribution of Chilmark stone from the nearby quarry. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

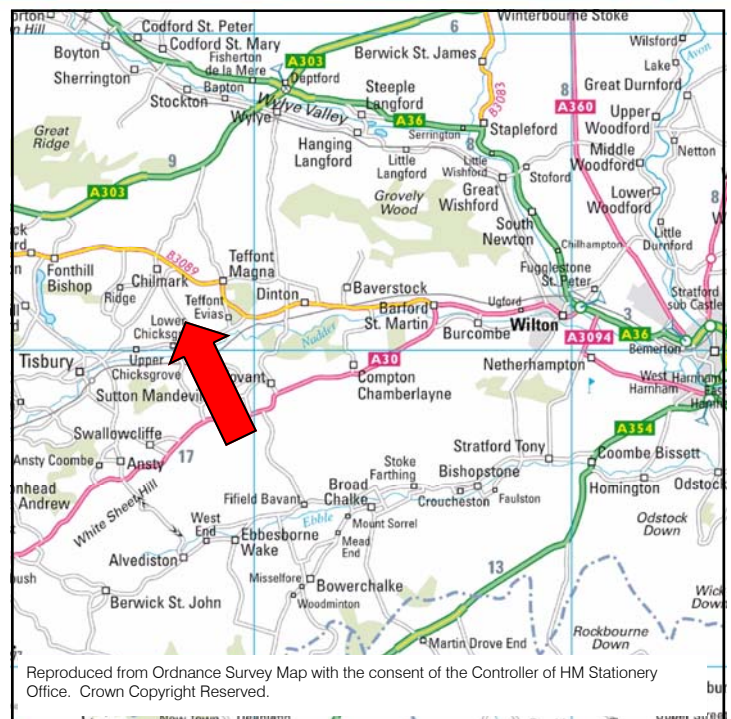
ENERGY PERFORMANCE

An EPC can be provided for the office building once refurbishment has taken place.

VIEWING

Strictly by appointment only through Myddelton & Major, Tel: 01722 337577 or joint agents Woolley & Wallis, Tel: 01722 330333.

Ref: PH/DS/JW/17505-CY



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.

DISCLAIMER

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