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COMMERCIAL

Sambourne Road, Minety, MALMESBURY, Wiltshire.

£416 pcm

£4,992 pa

MARKETED BY

Moore Allen & Innocent, Cirencester

33 Castle Street, Cirencester, GL7 1QD

Call agent: **01285 704353**

Request details

Letting details

Let available date: **Now**

Let type: **Long term**

Furnish type: **Furnished or unfurnished, landlord is flexible**

PROPERTY TYPE

Commercial Property

No floor/site plan






+2

Property description

Description

The property comprises a small two storey barn set with a small area of grass with hardstanding parking. The building is insulated, has a concrete floor and is accessed via double doors (No vehicular access to the interior of the building is available).

Location

The property is located in a secluded location on a rural site adjoining the B4040 between Cricklade and Malmesbury. This location gives good access to the A419 and A429 leading on to the M4 and M5 motorways. Rail services are available at Swindon and Kemble.

Size

The property extends to 1,250 Sq ft laid out over two approximately equal sized storeys and is accessed by means of pair of double doors measuring 2.25m H x 1.22m W.

Services

There are no services available on site.

Facilities

There is an area of hardstanding to the front providing parking and a small area of grass to the rear.

Insurance

The landlord will insure the fabric of the building with the tenant responsible for the insurance of their contents.

Local Authority

Wiltshire Council.

Non-Domestic Rates

The tenant will be responsible for the payment of any non-domestic rates.

Energy Performance Certificate

Exempt.

Terms

To let on a new Commercial Lease of a term of years to be discussed. May sell.

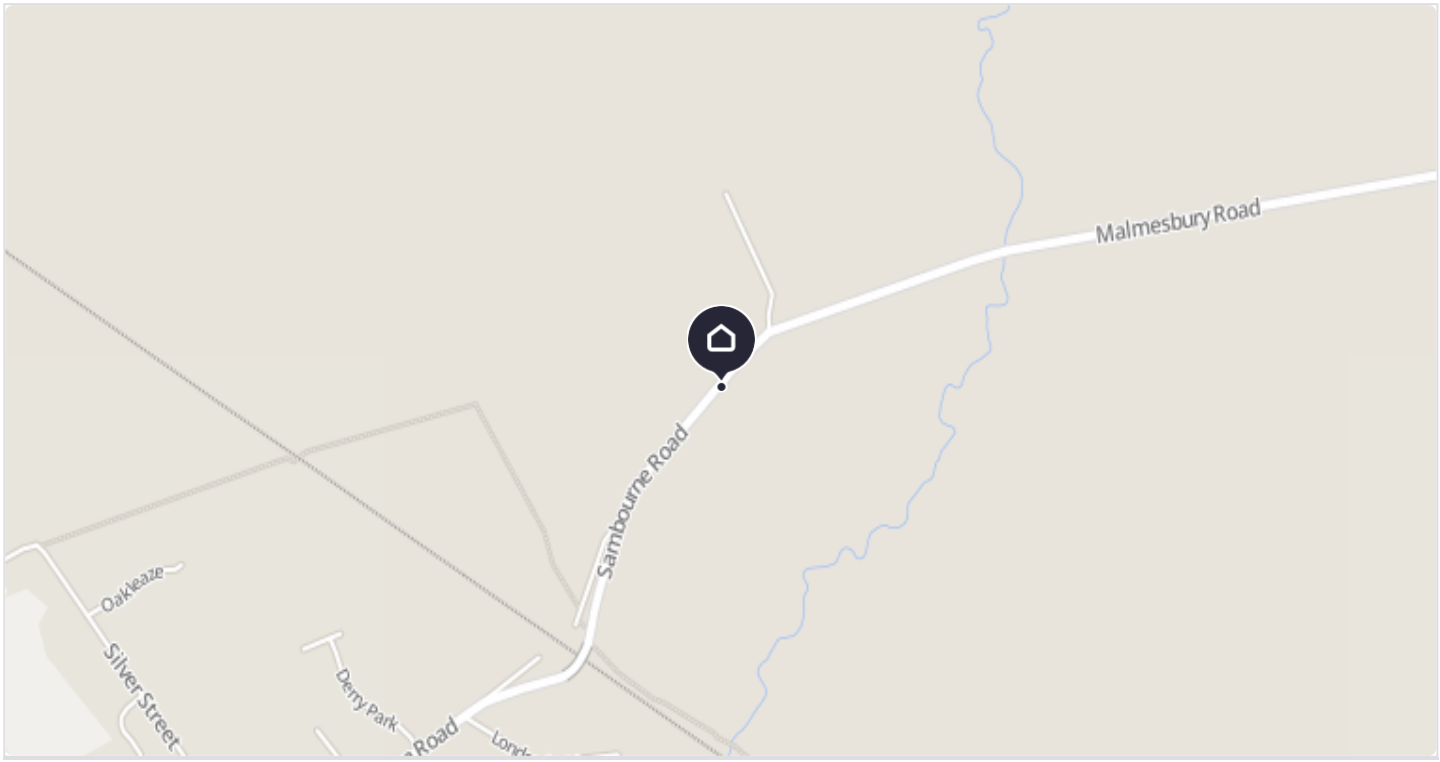
Due to planning restrictions, the property is only suitable for occupation by an Agricultural or Equestrian User.

All other terms to be negotiated with the landlord.

COM2

Test

Sambourne Road, Minety, MALMESBURY, Wiltshire.



About the agent

Moore Allen & Innocent, Cirencester

33 Castle Street, Cirencester, GL7 1QD

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PROFESSIONAL LETTINGS & PROPERTY MANAGEMENT

At Moore Allen & Innocent property is our passion & through our enthusiasm, dedication & sheer hard

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