

TO LET – The Barn, Thickthorn Farm Lyneham, Wiltshire, SN15 4DY

Royal Wootton Bassett – 3.3 miles

Chippenham – 8.4 miles

Swindon – 8.4 miles

(Distances are approximate)

Offers in the region of £450 pcm

Introduction

The Barn provides an excellent opportunity for a secure workshop or storage unit at Thickthorn Farm. The property is situated close to the village of Lyneham and is just over ten minutes away from Junction 16 of the M4 motorway providing excellent links to further afield. The Barn is set in a rural location on a quiet and well maintained farm with easy and direct access to the unit. Viewing is highly recommended.

The Barn is a steal frame Dutch barn which benefits from a 12ft high roller shutter door to the front along with a separate pedestrian access. The property currently benefits from a mezzanine floor (600 ft²) and an open ground floor space (900 ft²) extending to approximately 1500 ft² (140 m²) in total. If required this space can be rearranged by the Landlord and the mezzanine floor removed to create one large open space with height available to the eaves.

Tenure

The Property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 3 years, with a rent review in line with market value on the first anniversary. The Landlord and Tenant will each pay 50% of the solicitor's costs for the preparation of the Lease. The Tenant will be expected to take on the Property with Internal Repairing Terms, with the rent payable monthly in advance. The Landlord will obtain the appropriate buildings insurance cover which the tenant will reimburse. Any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy.

Access/Parking

The tenant will have the use of up to two dedicated parking spaces at the front of the unit. Access to the



unit is directly off of the main highway known as Preston Lane.

Services

The property is currently serviced by single phase electricity with lighting and electrical points installed throughout. Mains water is available in the adjoining farm yard and if required, could potentially be connected to the property. By being located next to the main farmyard at Thickthorn Farm, The Barn benefits from security onsite. Well maintained WC facilities are available on site. The tenant will be responsible for all outgoings in connection with these services.

Service Charge

An annual service charge of £250 will be payable by the Tenant to the Landlord for the maintenance of the exterior of the property, landscaped areas, external lighting, car park area and driveway.

Business Rates

The Tenant will be responsible for paying the business rates during the tenancy.

Value Added Tax

The building is registered for VAT and this will be payable in addition to rent and other charges.

Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email Libby@webbpaton.co.uk to make an appointment.

Directions

From Lyneham village take the A3102 towards Calne. At the mini roundabout follow signs for Preston and Bushton and continue on this road for approximately 1.5 miles. Thickthorn Farm is located on the right hand side of the road. A WebbPaton 'To Let' board can be seen from Preston Lane on The Barn. The postcode is **SN15 4DY** and will take you directly to the property.

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Plans Areas Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Landlord is deemed to have satisfied himself as to the description of the property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof.

Disputes

Should any dispute arise as to the Boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlords agent will be responsible for defining the boundaries or the ownership thereof.



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.