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

<table>
<thead>
<tr>
<th>Description</th>
<th>Dimensions</th>
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<tbody>
<tr>
<td>Offices</td>
<td>697 sq ft</td>
</tr>
<tr>
<td></td>
<td>(64.75 sq m)</td>
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<tr>
<td>Store</td>
<td>124 sq ft</td>
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<tr>
<td></td>
<td>(11.52 sq m)</td>
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<tr>
<td>Kitchen</td>
<td>47 sq ft</td>
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<td>(4.37 sq m)</td>
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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, Norden, Salisbury Road, Blandford, Dorset, DT11 7LL. Tel: 01258 454111.

VIEWING
Strictly by appointment only.

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
Myddleton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddleton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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