



**Church Farm Barn, Church Farm, Long Newnton,
Tetbury, GL8 8RS**

**REFURBISHED ATTRACTIVE
PERIOD BUSINESS UNIT,
SUITABLE FOR
OFFICES/STORES/LIGHT
INDUSTRIAL USE**

1,354 sq ft
(125.79 sq m)

- UNDER FLOOR HEATING
- COMMERCIAL LOADING ACCESS
- FITTED KITCHENETTE AND WC ACCOMMODATION
- ATTRACTIVE RURAL LOCATION
- ALLOCATED PARKING AND SERVICE YARD AREAS
- ADJOINING BUSINESS UNIT AVAILABLE

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Tetbury, GL8 8RS



Summary

Available Size	1,354 sq ft / 125.79 sq m
Rent	£20,000 per annum
Rateable Value	£12,000
Rates Payable	£5,988 per annum
Rates Comment	Small Business Rates Relief may apply
EPC	C (68)

Location

Church Farm is conveniently located in Long Newton. Tetbury is approximately 1 mile to the west via the B4014. Malmesbury is approximately 2 miles to the east.

The property is located at Church Farm in an attractive, rural setting.

///What3Words

///riverside.cringes.shots

Description

Church Farm Barn comprises an attractive, detached, stone-built period barn, which has been refurbished to a high standard.

Access to the property is gained via glazed entrance doors into an office administration reception area. The unit has its own self-contained WC and kitchenette facilities.

Heating is provided via underfloor heating.

The main barn comprises an open plan, full height, area with exposed timbers and a commercial loading door to the rear.

Ancillary heating is provided via a woodburner.

Externally, there are allocated parking and service yard areas.

An adjoining storage unit is available by separate negotiation.

Accommodation

Name	sq ft	sq m
Ground - Barn	1,060	98.48
Ground - Office	294	27.31
Total	1,354	125.79

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Strictly by prior appointment through the agents.



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