



WEST COURT FARM

London Road, Binsted, Alton, GU34 4NU

TO LET
£13,700 Per Annum



West Court Farm

London Road, Binstead, Alton, GU34 4NU

The Grain Store at West Court Farm is situated on the edge of Binstead village and is a purpose built agricultural steel portal framed barn with concrete walls and floor. There is a roller shutter door and a personnel door with easy access from the road and plenty of parking available.

The unit is available immediately.

LOCATION

Located on London Road near the village of Binstead, West Court Farm Grain Store is the end section of a larger barn and offers a wonderful rural position. Leaving the town of Alton and driving through Holybourne the barn sits on the right just before Binstead village.

Alton 3 miles, Farnham 8.5 miles, M3 and Winchester 17 miles

ACCOMMODATION AND RENT

Overall, this section of the barn extends to approximately 2,272 sq.ft. (211.50 sq.m.) and is the last bay of this grain barn

Rent of £13,500 PAX excluding VAT payable monthly in advance

LOCAL AUTHORITY

East Hampshire District Council (EHDC)
t 01420 85870
w easthants.gov.uk

BUSINESS RATES

Any business rates applied to the barn will be payable by the tenant. Small Business Rate Relief may apply.

TERMS

The premises are available on a flexible lease for a term by arrangement and subject to regular rent reviews. The building is available for immediate occupation.

VIEWINGS

Strictly by appointment with BCM Wilson Hill.

DIRECTIONS

From the south take the second Alton roundabout on the A31 towards Treloars School and then the first right onto London Road. Follow the road for approximately 2 miles and you will find West Court Farm Grain Store on your righthand side.

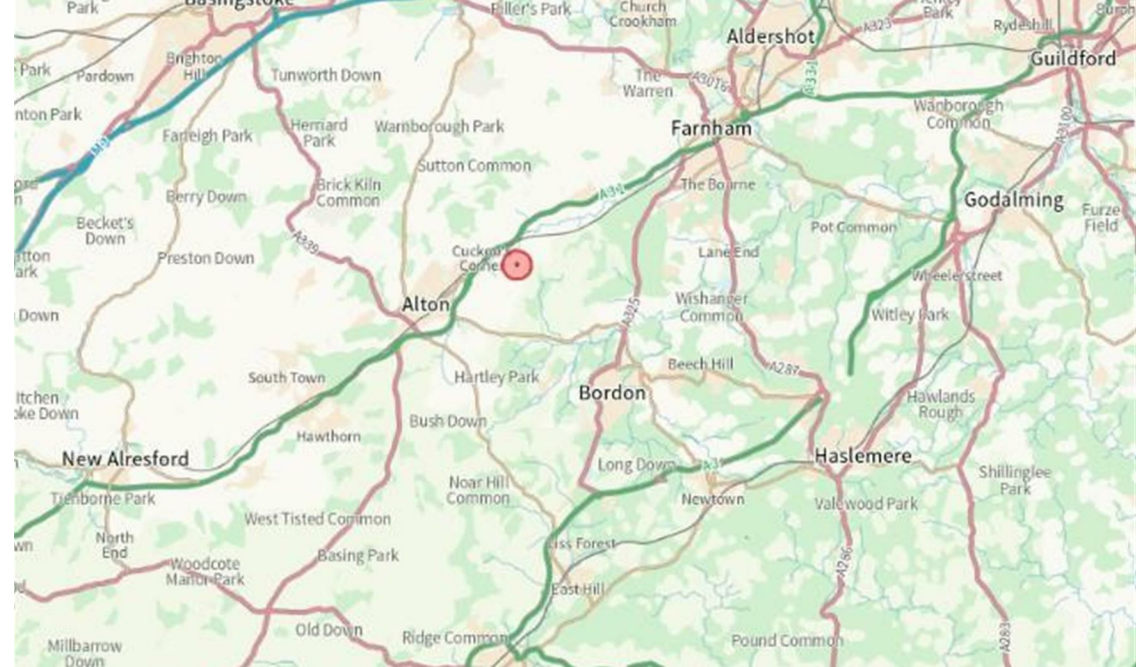
From the north take the first left turn from the A31 after the Hen and Chicken Inn. Go over the bridge and follow this road until you reach London Road, then turn left. The barn is 0.3 miles along on your righthand side.

WHAT 3 WORDS

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LEGAL COSTS

Each party will be responsible for their own legal costs incurred.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties 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 include in the let nor with regards to parts of the property which have not been photographed

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- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Sutton Scotney Commercial
 01962 763 900
commercial@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford
bcmwilsonhill.co.uk

