

BUSINESS PREMISES FOR LEASE



West Works
Playing Fields Road
Westbury
NN13 5LA

Ideal for an
Office, Studio or
Commercial
Catering



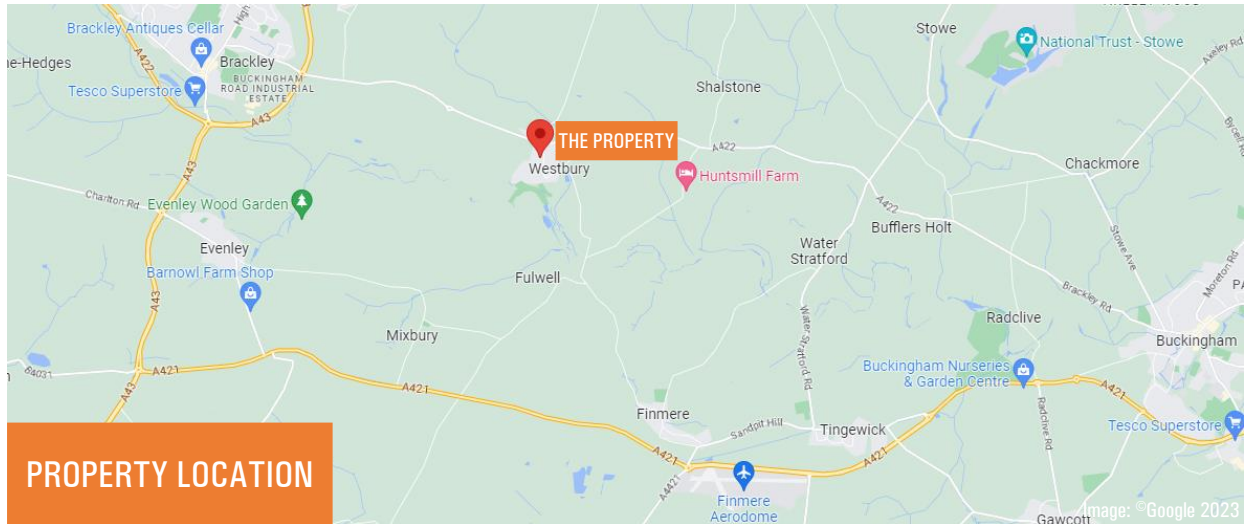
01295 983 333

wild-property.co.uk

LOCATION

The property is situated in a beautiful location within the village of Westbury, overlooking the village playing field and adjacent to the community shop with plenty of public car parking.

Westbury lies on the A422, 2 miles from Brackley and 5 miles from Buckingham



DESCRIPTION

The premises are at first floor with a double door providing access to the premises via a shared hallway.

ART STUDIO – NOW LET

There is a former art studio with its own kitchenette which could be a small workshop, studio, office or store or other business use. The unit has good natural lighting as well as suspended strip lights, there is three phase power and a wall mounted air conditioning unit.

CATERING / OFFICE/ WORKSHOP / STUDIO - AVAILABLE

The space is mainly open plan but also includes five smaller rooms which can be storage or offices. There is a separate external staircase allowing access without using the shared hallway. The existing catering business is re-locating and will remove the commercial ovens and equipment with the premises comprising the following features;

- Concrete and screeded floor
- Three phase power
- Strip lighting
- Wall mounted heating
- Plumbing for sink units
- Good natural lighting

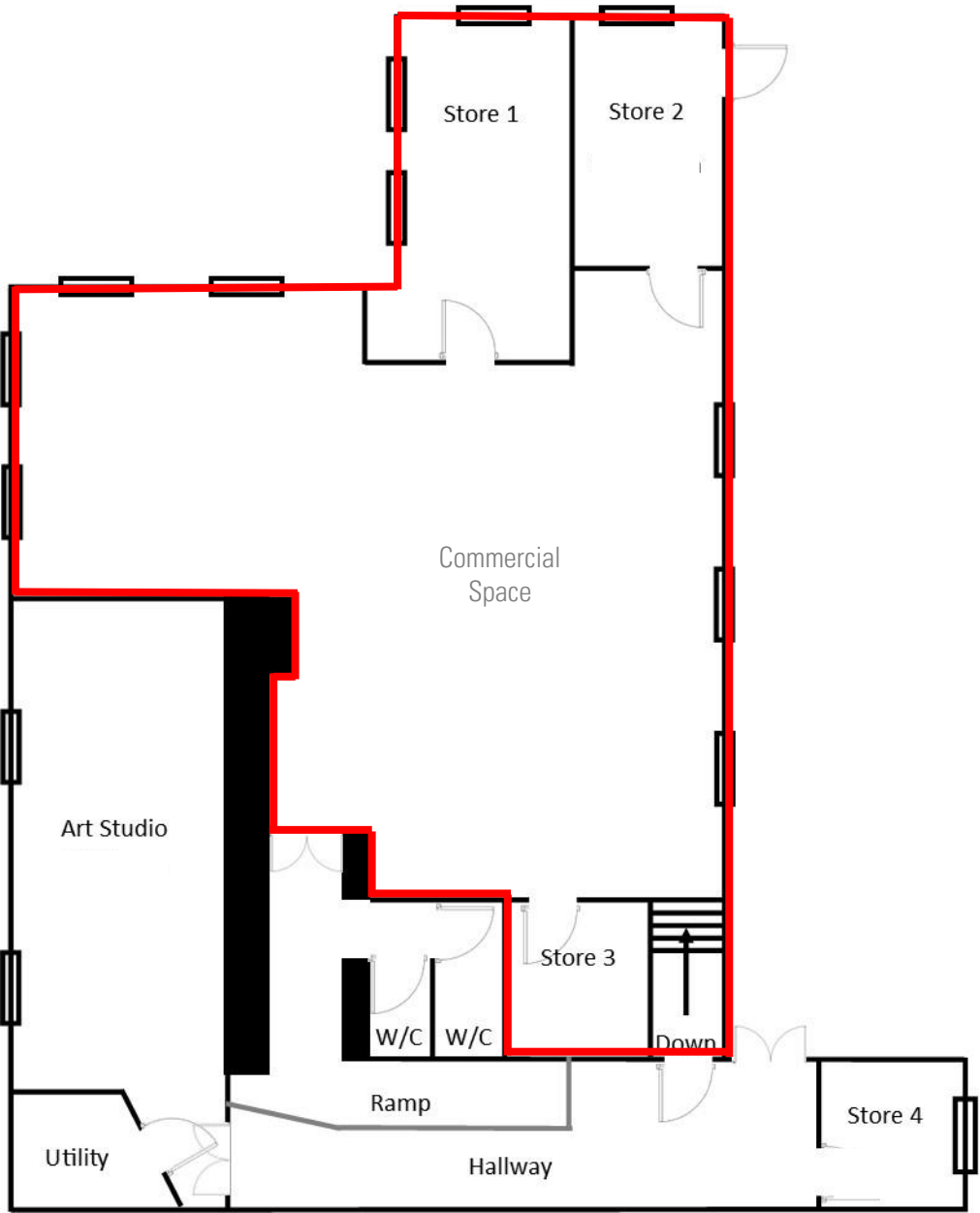
ACCOMMODATION

Internal Area	Meters	Feet
Catering / Office / Workshop / Studio	126.72 m ²	1,364 sq ft
Art Studio – NOW LET	37.16 m ²	400 sq ft



FLOOR PLAN

For illustration purposes only. Not to scale.



FIRST FLOOR

LEASE

A new lease is available for a term to be agreed.

Art Studio: £4,000 p.a. - LET

Commercial Space: £12,000 p.a.

The Landlord does not charge VAT.

BUSINESS RATES

Small Business Rates Relief will apply.

EPC RATING

The property has an EPC E rating, valid until 2031.

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

Tel: 01295 983 333

E: neil@wild-property.co.uk
kelly@wild-property.co.uk
www.wild-property.co.uk

VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.

IMPORANT NOTICE

Wild Property Consultancy gives notice to anyone who may read these particulars as follows;

1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the prop- erty but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.