

RURAL HEADQUARTERS TO LET

Old Chapel, The Green, Upper Brailes, OX15 5AT



- An opportunity to let unique offices within a former Methodist Chapel situated in an area of outstanding natural beauty.
- Close to Shipston-on-Stour and Banbury
- Approximately 174.55 sqm (1878.84 sq ft)
- Close to local amenities: Shops, school, local pubs and bakery
- Onsite parking spaces
- High Speed Broadband



February 2018

TO LET

9 Grove Business Park
Atherstone on Stour
Stratford upon Avon
CV37 8DX



T: 01789 298 006

www.dobson-grey.co.uk

LOCATION

This is an opportunity to let a unique office with workshop facility within a former chapel overlooking an Area of Outstanding Natural Beauty. This delightful conversion benefits from roadside profile. The office suite is situated in Upper Brailes located just 3.3 miles East of Shipston-on-Stour on the B4035. Banbury is 11.3 miles via the B4035. Upper Brailes is 4.5 miles away from the A429 which gives easy access to Warwick, Stratford-upon-Avon and Leamington Spa. On the East side the M40 is located 15 miles away which gives access for travel throughout the Midlands conurbation as well as to the North and London. Banbury train station is 12 miles away with trains to London in less than an hour. There are many amenities in Brailes including a Village Shop, bakery, butchers, industrial estate and local pubs. Just 3.3 miles away in Shipston-on-Stour is a Co-op supermarket, Shipston High School and Leisure Centre and Ellen Badger Hospital.



DESCRIPTION

The accommodation is made up of two separate offices:

Office 1: The internal accommodation comprises entrance lobby from which stores and disabled toilet may be accessed, through double door entrance into the main office area which contains two private offices. It also has underfloor heating.

The first floor mezzanine is accessed via timber stairs and are laid out to provide fully glazed Director's office, administration area, modern pine effect galley kitchenette with stainless steel sink with white ceramic tiled splashback and toilet.

Floor Areas:

We have measured the subject property in accordance with the RICS code of measuring on a Net Internal Area basis:

| Ground Floor | Size sqm |
|--------------|----------|
| Room 1 | 65.95 |
| First Floor | |
| Room 2 | 17.73 |
| Room 3 | 3.28 |
| Kitchen | 5.32 |
| Total Area | 92.28 |

Office 2/Workshop: Accessed separately from external side double doors into the workshop. Heating is via wall mounted gas fired central heating to radiators.

The ground floor provides space for a workshop / storage with double door rear access out to the external courtyard which is set behind a hedge with gravel base enclosed by railway sleepers.

The first floor offices are accessed via timber stairs and with kitchen facility which has sufficient space for seating area and staff break out area. The floor to the modern white kitchen has a security feature of perspex viewing panel allowing occupants to identify visitors to the ground floor access below.

| Ground Floor | Size sqm |
|-----------------|----------|
| Room 1/Workshop | 34.44 |
| First Floor | |
| Room 2 | 38.1 |
| Kitchen | 9.12 |
| Total Area | 82.27 |

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SUBJECT TO CONTRACT

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson-Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson-Grey.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
5. The vendor reserves the right not to accept the highest, or any offer made.
Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.
A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: http://www.opsi.gov.uk/acts/acts1991/Ukpga_19910029_en_1.htm

SERVICES

Main's electricity and water are connected to the property. Heating is via gas fired wall mounted radiators and underfloor heating (Office 1) and gas fired wall mounted radiators to office 2 and workshop. High Speed Broadband.

EPC AND FLOOR PLANS

EPC and floor plans are available upon request and can be found by following this link:

<https://www.dropbox.com/informationpack>

OUTSIDE

To the rear of the property is an ideal break-out/informal space. The Landlord informs us that there is the right to park 6 cars to the rear car park and with more informal parking to the side of the property and by the Green. It should be noted that the access route road is a public footpath and sits outside the Landlord's ownership.

OUTGOINGS

The tenant is responsible for electricity, water and heating. The tenant is responsible for telephone, broadband and business rates. The tenant is responsible for insuring the contents of the property.

RENT & AGREEMENT

The property is available on a lease. The agreement will be for a period of time to be negotiated at a rent of £2,200 per calendar month excluding utilities and broadband. The landlord is not VAT registered so VAT does not apply.

RATEABLE VALUE

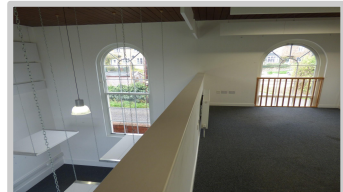
The rateable value is assessed as £18,250. The rates payable are £8,741.75 for the unit as a whole. The current non domestic multiplier for Stratford-upon-Avon is 47.9p with effect from 1st April 2017. For further information visit the websites Stratford District Council and Valuation Office Agency.

DEPOSITS

Before commencement of the tenancy and, in addition to the initial month's rent, the tenant will be required to pay deposit a sum equivalent to two month's rent, known as a security deposit. This sum will be credited to the tenant's account at the end of the tenancy less any rental arrears or accrued dilapidations which may be due at the expiry of the tenancy.

VIEWING

To arrange a viewing or discuss the property please contact Keri Dobson on 01789 298006 or email kdobson@dobson-grey.co.uk



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