

01353 654900

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CHEFFINS



BUILDING 2, HALL FARM

WESTON COLVILLE, CAMBRIDGESHIRE, CB21 5PE

TO LET – £36,000 PER ANNUM

- 7,200 sqft agricultural building
- Potential for a range of uses (subject to planning)
- Flexible Lease Terms
- 10% Deposit

Location

The building is located on the western edge of the village of Weston Colville, Cambridgeshire. Weston Colville is situated approximately 19 kilometres (12 miles) south-east of the city of Cambridge, 13 kilometres (8 miles) south of Newmarket and approximately 8 kilometres (5 miles) north-west of Haverhill. The village benefits from good access to the surrounding road network via the A1307, which provides direct links to Cambridge and Haverhill, with the A11 also readily accessible, offering onward connections to the M11 and wider regional road network.

Description

A former agricultural building extending to approximately 7,200 square feet (669 square metres) situated within a shared concreted yard providing parking, loading and turning space and benefitting from a secure gated entrance.

The building is constructed of a steel portal frame with a dwarf block wall, corrugated fibre cement sheeting to the walls and roof with a concrete floor and the building is equipped with double metal sliding doors.

Planning

The property has previously been used for agricultural purposes but has potential for a range of uses subject to planning.

It will be the responsibility of an incoming tenant to obtain the necessary planning consent for their proposed use.

Business Rates

The property has not yet been assessed for Business Rates and it will be the responsibility of an incoming tenant to arrange for the necessary assessment to be carried out and pay any Business Rates.

Service Charge

There is currently no service charge payable.

EPC

The property is exempt from the requirements of an EPC.

Terms

The property is available by way of a new direct lease on FRI terms at a rent of £36,000 per annum for the whole exclusive of VAT and other outgoings.

A 10% deposit would be payable on the commencement of the lease.

Legal Costs

Each party to bear their own legal and professional fees.

Viewings and Further Information

Strictly through the sole letting agent, Cheffins.
Andrew Amey
andrew.amey@cheffins.co.uk
Tel: 01353 654919

Council

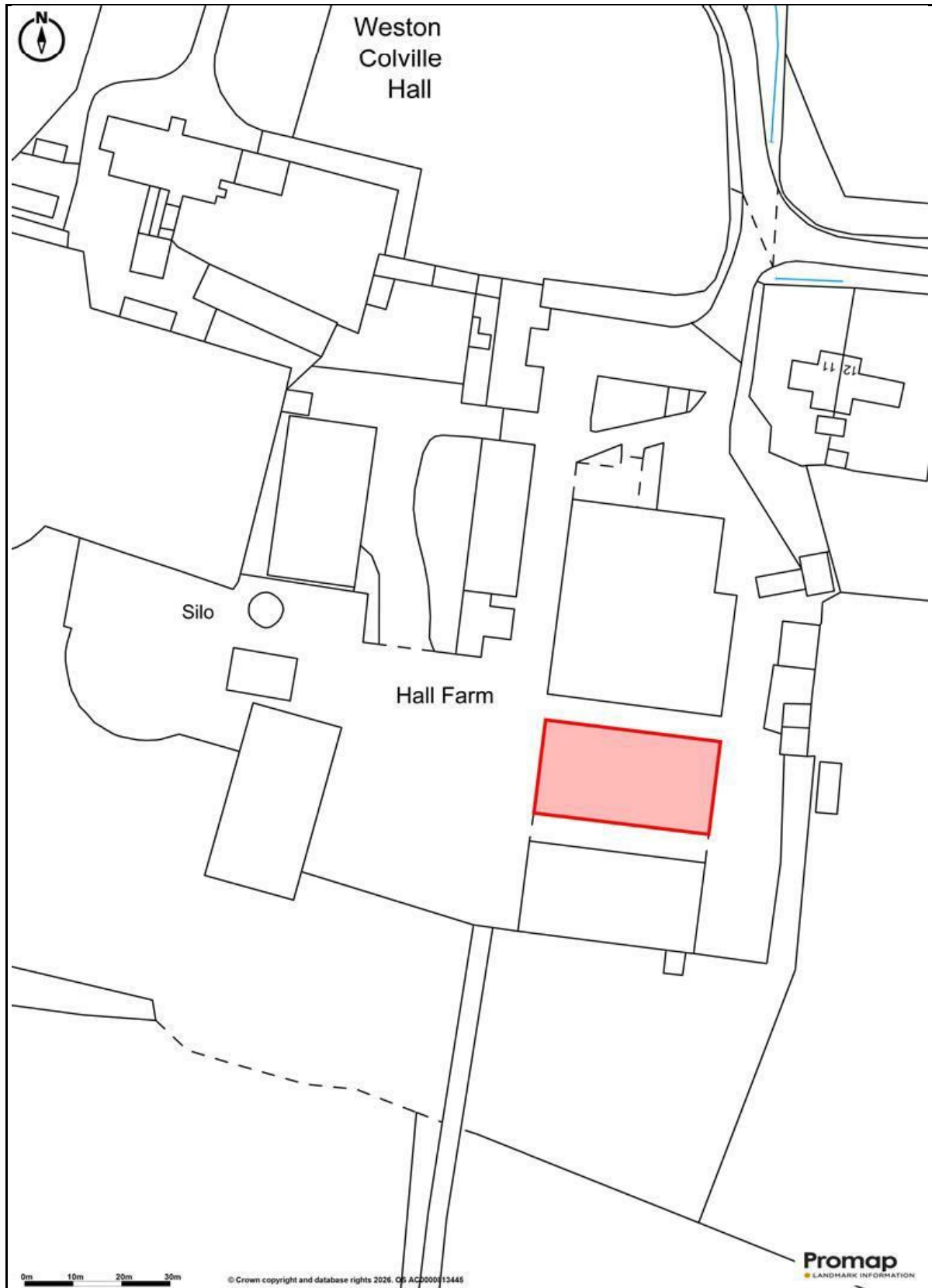
South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers and tenants that these sales/ letting particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



This Plan is Published for Identification Purposes Only

The Code for Leasing Business Premises in England and Wales recommends that you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.