



DETACHED OFFICE BUILDING

864 SQ FT (80.2 SQ M)

FOR SALE



**THE LODGE
BOX HILL
BOX
CORSHAM
WILTSHIRE
SN13 8HN**



01225 703082
13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



The Lodge Box Hill Box Corsham Wiltshire SN13 8HN

- Location:** Box is an attractive village much of which is a conservation area and falls within the Cotswolds Area of Outstanding Natural Beauty. The property is located just off Box Hill via Beech Road and Barnetts Hill.
- Description:** The property is single story detached with a pitched asphalt roof and timber clad elevations. There is a patio area to the rear of the property and parking within a timber fence and gate to the front.
- The property historically was know at the Box Hill Institute but more recently has been used as offices ancillary to a hot tub retail business. Internally it is predominantly open plan with the exception of an internal storage area which has been partitioned and a second office to the rear of the building. There is ladder access to loft storage. There is a single W.C. shower and kitchenette.
- Accommodation:** In accordance with the RICS Code of Measuring Practice (6th edition) the approximate Net Internal Area is 864 sq ft (80.2 sq m).
- Terms:** The property is available freehold with full vacant possession for a price of £200,000.
- Services:** We are advised by the vendor that mains electricity, water and gas are connected and that there is a gas boiler providing heating. Drainage is provided by way of a septic tank which is within the boundary of the property. We have not verified the existence or tested any of the service installations and advise that interested parties make their own enquiries/ investigations as to their state and condition.
- Rateable Value:** The Rateable Value is £3,050 from 1 April 2010. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local billing authority: Wiltshire Council 0300 456 0100
- VAT** All prices quoted are exclusive of VAT
- Legal Costs:** Each party to pay their own legal costs.
- Viewing:** Strictly by appointment with the agent:
Kavanaghs, 13 High Street, Melksham, Wiltshire, SN12 6JY.
Contact: Henry King
Telephone: 01225 341004
Email: michaelkavanagh@kavanaghs.co.uk
- Date of particulars:** January 2012

The Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website: www.commercialleasecode.co.uk

Misrepresentation Act 1967: These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or the contract. Prospective purchasers and tenants should not rely upon the particulars (nor any statement/representation) within as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property. Property Misdescriptions Act 1991: These details were prepared on the date stated above and are subject to future amendment.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues.