

**COMMERCIAL LET
THE MILKING PARLOUR
CHAPEL FARM
OVER OLD ROAD
HARTPURY
GLOUCESTER
GL19 3BJ**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows, Ross Road,

Ledbury, Herefordshire, HR8 2LP

Tel: (01531) 631122 Fax: 631818

Email: property@hjpugh.com

Website: www.hjpugh.co.uk



- Rural Office Premises / B1 use
- Approx. 1,000 sqft
- 92.88 sqm
- Energy Rating 'C'
- Internal Repairing And Insuring Terms
- Available Immediately
- Versatile Working Spaces

£12,000 PER ANNUM



Energy performance certificate (EPC)

Milking Parlour, Chapel Farm
Over Old Road
Hartpury
GLOUCESTER
GL19 3BJ

Energy rating

C

Valid until: **10 January 2026**

Certificate number: **9920-8970-0325-5550-4084**

Property type **B1 Offices and Workshop businesses**

Total floor area **101 square metres**

Rules on letting this property

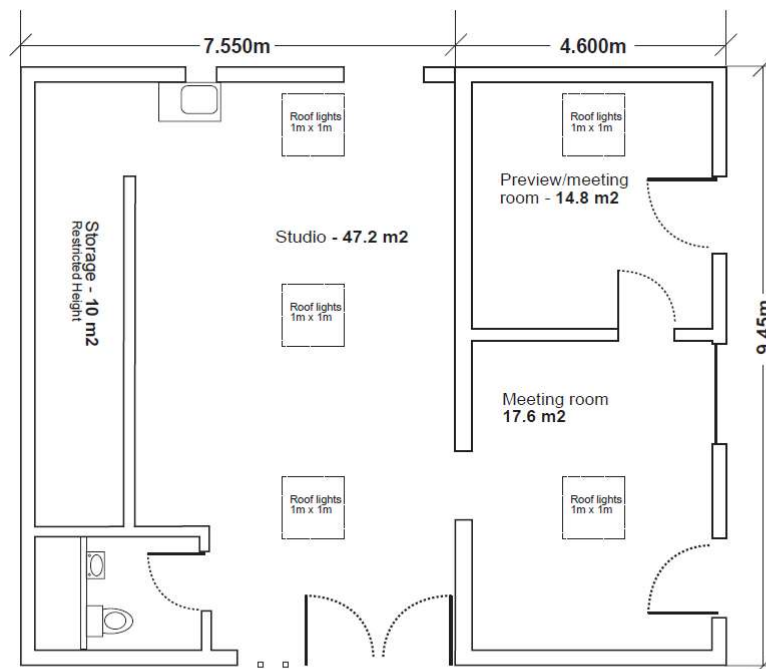
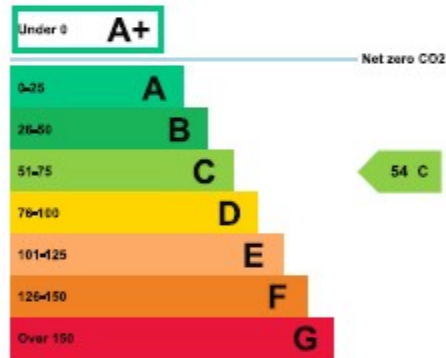
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score,

The better the rating and score, the lower your property's carbon emissions are likely to be,



Floor Plan
Existing

| | |
|-------------|----------------------------|
| Project: | Milking Parlour (existing) |
| Drawing: | B1 Office PLAN |
| Date: | 11/5/07 |
| Scale: | 1:50 |
| Drawing No: | D1A |
| TurnRound: | |

THE MILKING PARLOUR, CHAPEL FARM, OVER OLD ROAD, HARTPURY, GL19 3BJ

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ENTRANCE ROOM 4.8m x 3.7m Under floor heating

OFFICE/MEETING ROOM 4.0m x 3.7m Timber external door to front, under floor heating

OPEN PLAN OFFICE/STUDIO 9.6m x 5.0m Belfast sink, timber external double doors to side, underfloor heating, including toilet with W.C and hand basin

STORAGE ROOM 7.7m x 1.6m Under floor heating

BUSINESS RATES

Last rating assessment was 2018 when the rateable value was set at £8,000, which depending on the Lessee's circumstances the premises will qualify for Small Business Rates relief.

Rateable value currently combined with Studio Barn adjacent with a combined rateable value of £16,000. Forest of Dean District Council tel. 01594 810000.

RENT

£12,000 per annum exclusive

DEPOSIT

Three months rent

SERVICES

We have been advised that single phase electricity, mains water via landlords submeter and private drainage is available. Oil fired central heating. This information has not been checked.

TENURE

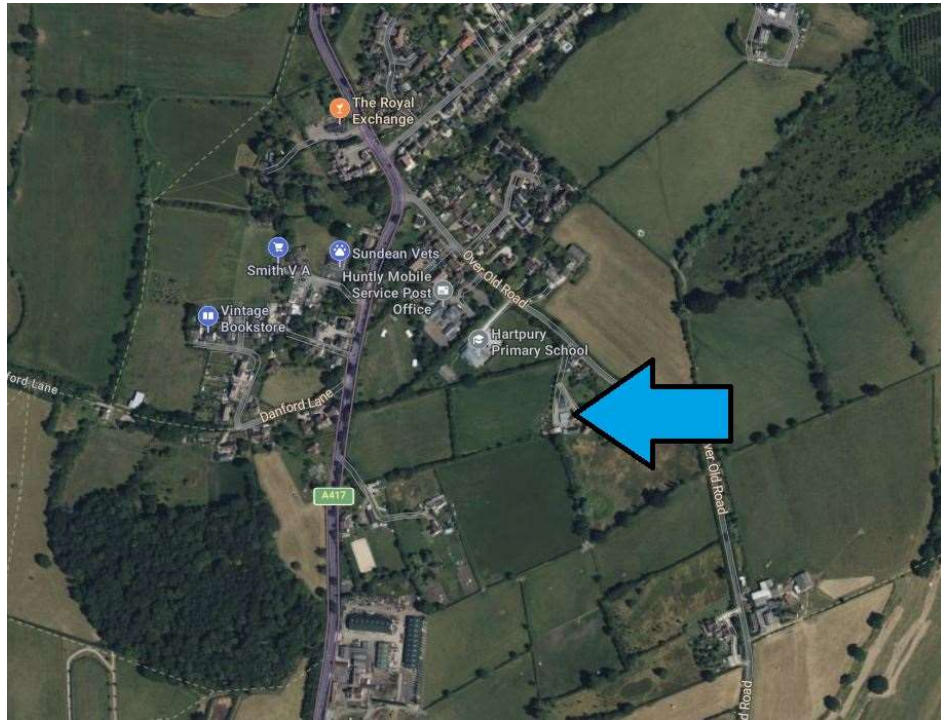
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VIEWING

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LOCATION MAP



DIRECTIONS

From Gloucester Over Roundabout proceed for approximately 4 miles, once you have entered the village of Hartpury take the right hand turning signposted towards The School, proceed along the lane and the driveway to Chapel Farm can be found on the right hand side. What3Words - digests.clocking.forecast



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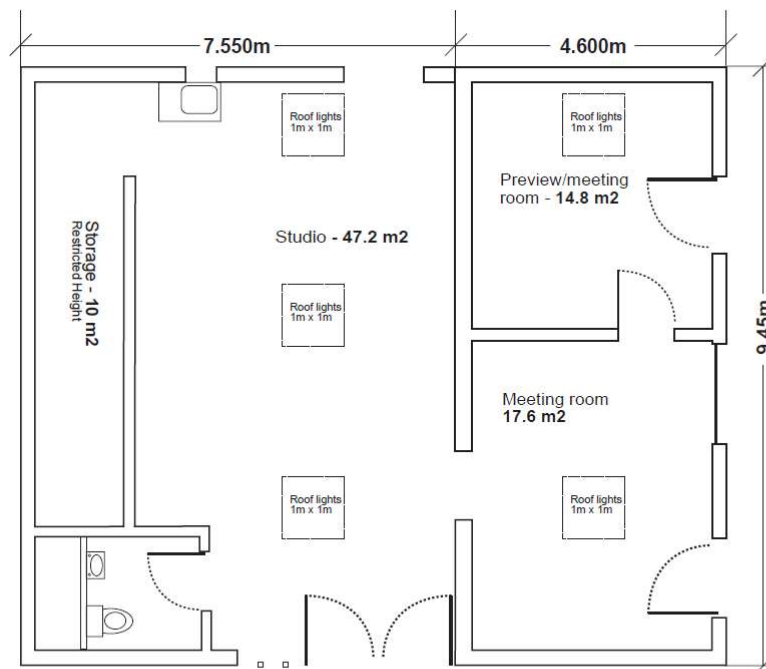
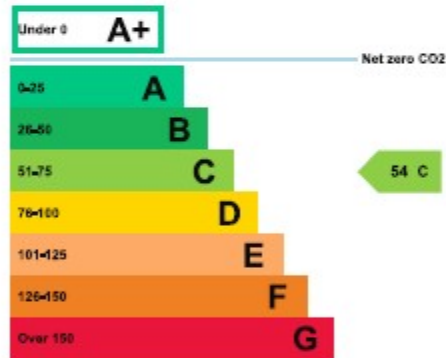
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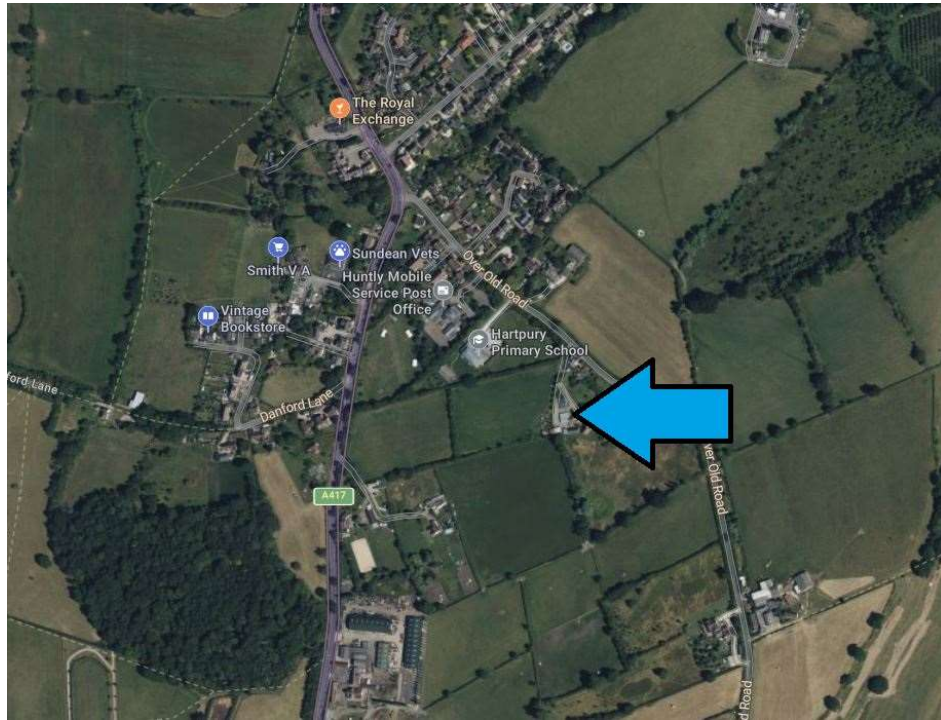
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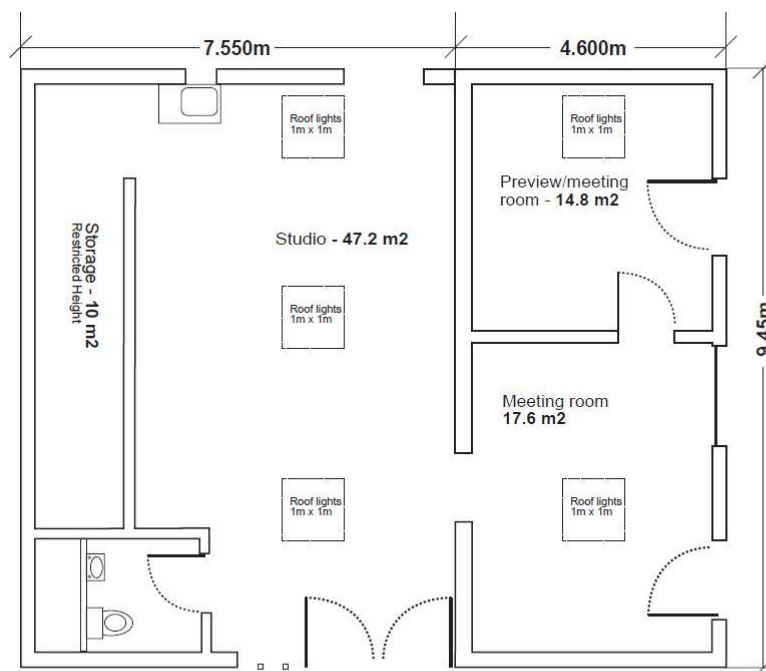
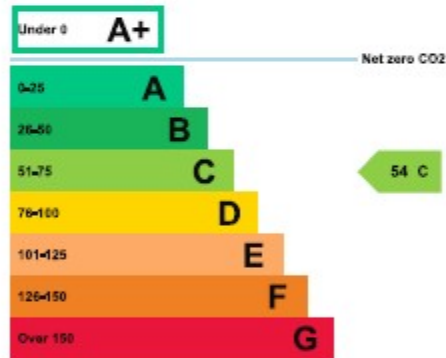
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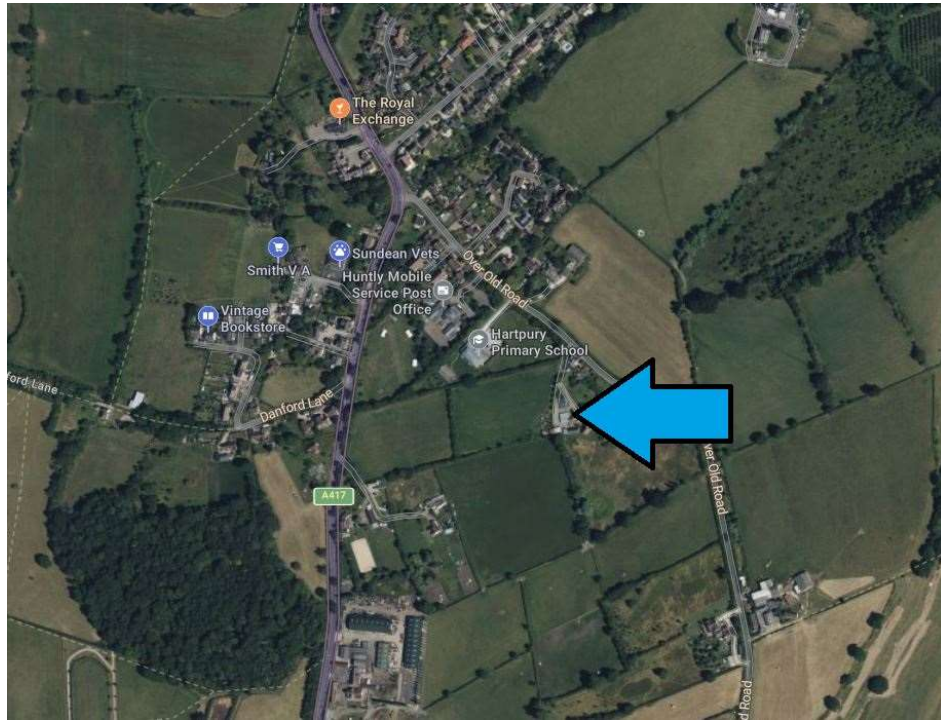
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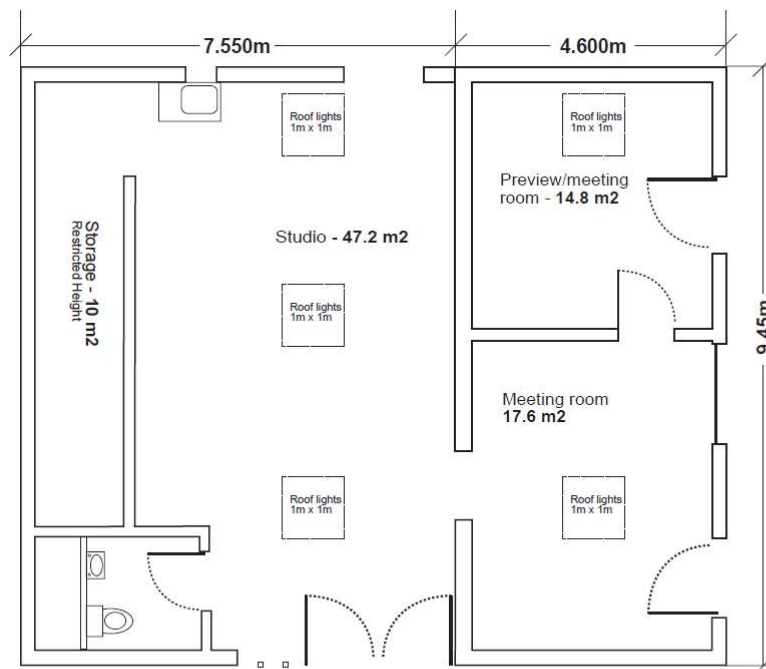
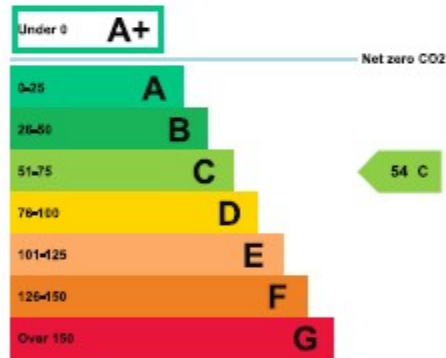
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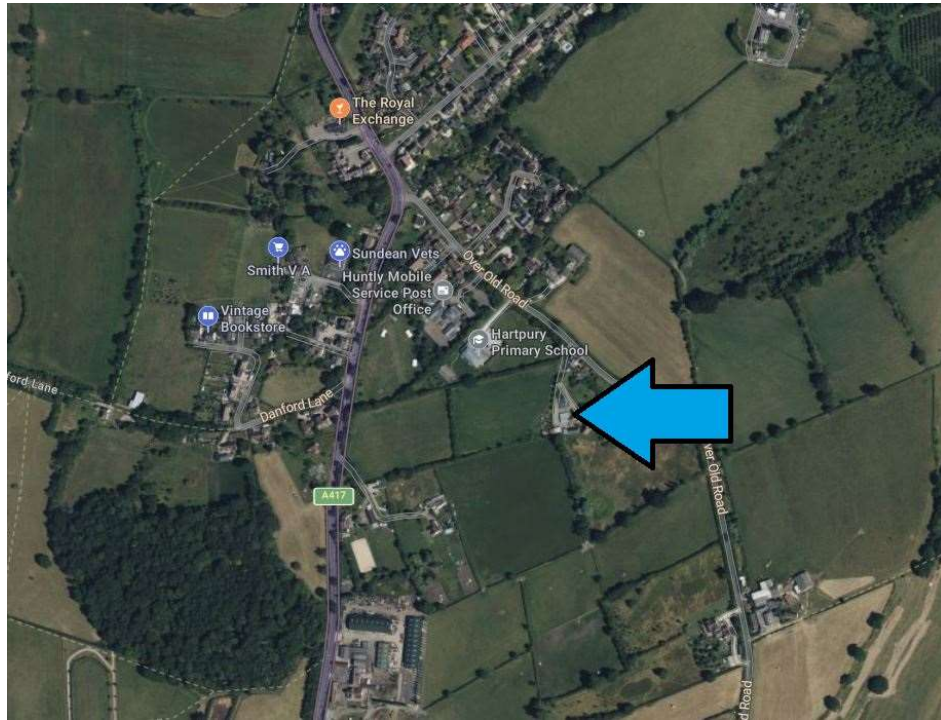
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