

Balfours

PROPERTY PROFESSIONALS

The Estate Office, The Vallets,
Whitfield, Hereford, HR2 9BA

T: 01981 570727

F: 01981 570745

www.balfours.co.uk
enquiries@balfours.co.uk

TO LET

OFFICE/STUDIO/WORKSHOP



Reading Room

Brampton Bryan

Bucknell

SY7 0DH

NOTICE: Balfours for themselves and for the Landlord/Owner of the property whose agents they are give notice that:-

(1) These particulars do not have contractual status. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Balfours or the Landlord/Owner. (3) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of the fact. (4) All interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Landlord/Owner does not make or give, and neither Balfours nor any person in their employment has any authority to give any representation or warranty in connection with this property.

LOCATION

The Reading Room is situated within the village of Brampton Bryan. Brampton Bryan has a number of established commercial premises and businesses including a hairdressers, art studios, bookshop and café. Located on the Herefordshire/Shropshire/Welsh border the unit is 2 miles from Bucknell and 3 miles from Leintwardine. Larger towns include: Knighton (5.5 miles) and Ludlow (12.5 miles)

DESCRIPTION

The Reading Room is a stone and timber building which provides a good size, light and spacious environment suitable for use as a workshop, office or studio.

ACCOMMODATION

The unit comprises a large, open studio with a separate kitchenette, w/c and entrance lobby. There is also an outside patio area and storage sheds. The unit extends to approximately 508ft² (47.20m²).

PARKING

Parking area on hardstanding.

RATING

The property is registered for business rates with Herefordshire Council but small business rates relief should apply.

SERVICES

Mains electricity and mains water. We understand that broadband is available to the unit. The property benefits from electric heating

RENT - £350 per calendar month**LEASE**

The Lease is offered on the Head's of Terms attached to these details. The property is available immediately.

VIEWING

By prior appointment with Balfours LLP, The Estate Office, The Vallets, Whitfield, Hereford. HR2 9BA. (Tel: 01981 570727)

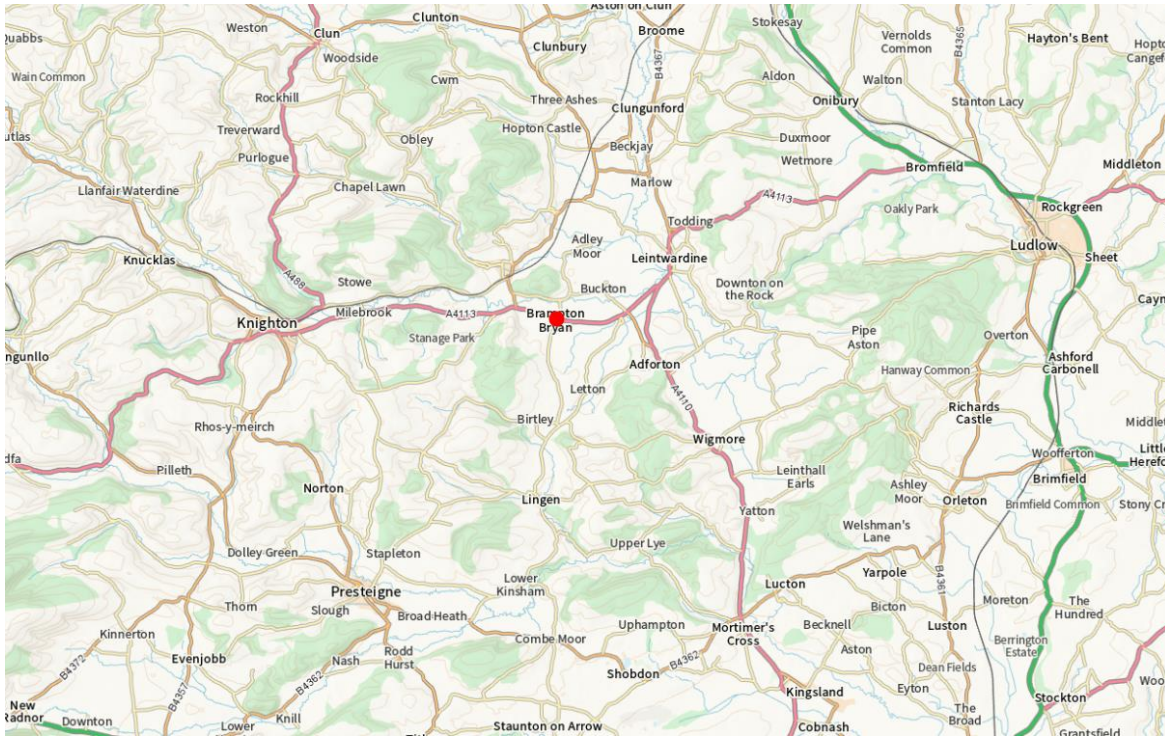
HEADS OF TERMS

READING ROOM

SUBJECT TO CONTRACT

1. **TERM** – a minimum of 12 months.
A joint application is to be made to the Courts for the exclusion of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.
2. **RENT** – payable monthly in advance by standing order
3. **DEPOSIT** - £350 – one month's rent.
4. **PLAN** – area of letting as shown on the site plan attached
5. **OUTGOINGS** – The lessee to be responsible for all other applicable outgoings including business rates, electricity, water, telephone and broadband.
6. **REPAIRS** – The lessor to be responsible for all structural and external repairs. The lessee to be responsible for keeping the interior and fixtures and fittings in good, clean and tenantable repair and condition.
7. **INSURANCES** – The lessor will insure the premises. The lessee to be responsible for insurance of all contents. In the event of additional premium being charged by insurers due to the lessee's activities this will be charged to the lessee.
8. **NO IMPROVEMENTS OR ALTERATIONS** to be carried out without the lessor's prior written consent and this also applies to signs (siting and design).
9. **ACCESS** and parking as shown on plan.
10. **ASSIGNMENT AND SUB-LETTING** – there shall be no assignment or sub-letting
11. **STORAGE** – no outside storage
12. **COSTS** – Each party to bear their own costs in connection with the preparation and completion of the lease.
13. **LEASE** to include other usual terms and conditions.
14. **RENT REVIEW** – to be agreed, depending on the length of term.
15. **VAT** – Will not be charged in addition to the rent.

Location Plan



Site Plan

