

The Malt House

Westbury Leigh, BA13 3SF

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Description

The Old Malt House is a Grade II listed building previously occupied for storage and offers potential for a variety of use, subject to obtaining the necessary consent. Constructed of natural stone elevations, under double pitched tile roof. The building retains several attractive features and needs improvement throughout.

Internal accommodation is arranged over four floors, as detailed below, with access taken from the east and south of the building.

Basement	67.95m ²	
Lower Ground	636.72m ²	
Ground Floor	683.57m ²	
First Floor	687.59m ²	
Total GIA approx.:	2,075.83m ²	(22,344ft ²)

Externally there is ample tarmac parking to the east. Access is over a shared entrance leading from the Highway.

Previously used for storage purposes we have assumed that this is the current planning use classification.

£30,000pa + VAT To Let



Property Information

- **Business Rates** - £38,750 Rateable Value.
- **Tenure** – Available to let on new lease terms to be agreed.
- **EPC Rating** – D/85.
- **Asbestos Survey** – Available upon request.
- **VAT** - We understand that the property is elected for VAT.
- **Services** - Mains water, electric, drainage. Electric heaters.
- **Proposed Lease Terms** - Available on new standard commercial lease terms to be agreed, subject to the following. Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive. Internal repairing and insuring basis. Deposit. Satisfactory references. Tenant responsible for usual outgoing.

COMMERCIAL DEPARTMENT

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