

# MOUNT PLEASANT YARD, MARKET LAVINGTON, SN10 4DP



## YARD & BUILDING TO LET 1.45 acres

- *Hard surfaced fenced yard*
- *3,000 sq ft storage building*
- *Variety of uses – B2/B8*
- *Flexible lease terms*

**Kilpatrick & Co**

Commercial Property Consultants



# Mount Pleasant Yard, White Street, Market Lavington, Wiltshire, SN10 4DP

**LOCATION:** Market Lavington lies approx. 5 miles south of Devizes on the B3098 Westbury to Urchfont Road, around 1 mile east of the A360 which links Devizes to Salisbury. The property is located at the southern end of Market Lavington, off White Street. It is accessed via a private road on the corner of White Street and Lavington Hill.

**DESCRIPTION:** The property comprises a mostly hard surfaced yard, fenced and gated, with access to Lavington Hill and White Street. It includes a Nissen Hut of corrugated metal construction, providing covered secure storage and land available for open storage or parking.

**SIZE:** Nissen Hut: approx. 3,000 sq ft.

Site area: 1.45 acres.

**TERMS:** The premises are available to let on flexible terms as a whole on a new full repairing and insuring lease for any uses within Classes B2 or B8 or any alternative uses subject to any required planning permission.

**RENT:** £45,000 per annum, exclusive of outgoings and VAT, if applicable.

**SERVICES:** We understand the site currently has no services, but main services may be available for connection nearby.



**N.B.** Kilpatrick & Co for themselves and for the vendor/lessor, whose agents they are, give notice that: (i) these particulars do not constitute any part of an offer or contract and whilst prepared in good faith are a general guide only; (ii) Neither Kilpatrick & Co, nor anyone in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; (iii) Any intending purchaser or lessee must satisfy themselves by inspection/investigation as to the accuracy of all descriptions, dimensions, reference to condition, services, appliances, uses, etc.. (iv) all rentals, prices (etc) are exclusive of vat, if applicable.

22/06/2023



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**BUSINESS RATES:** Informal enquiries via the Valuation Office website indicates that the property has an assessment as follows:-

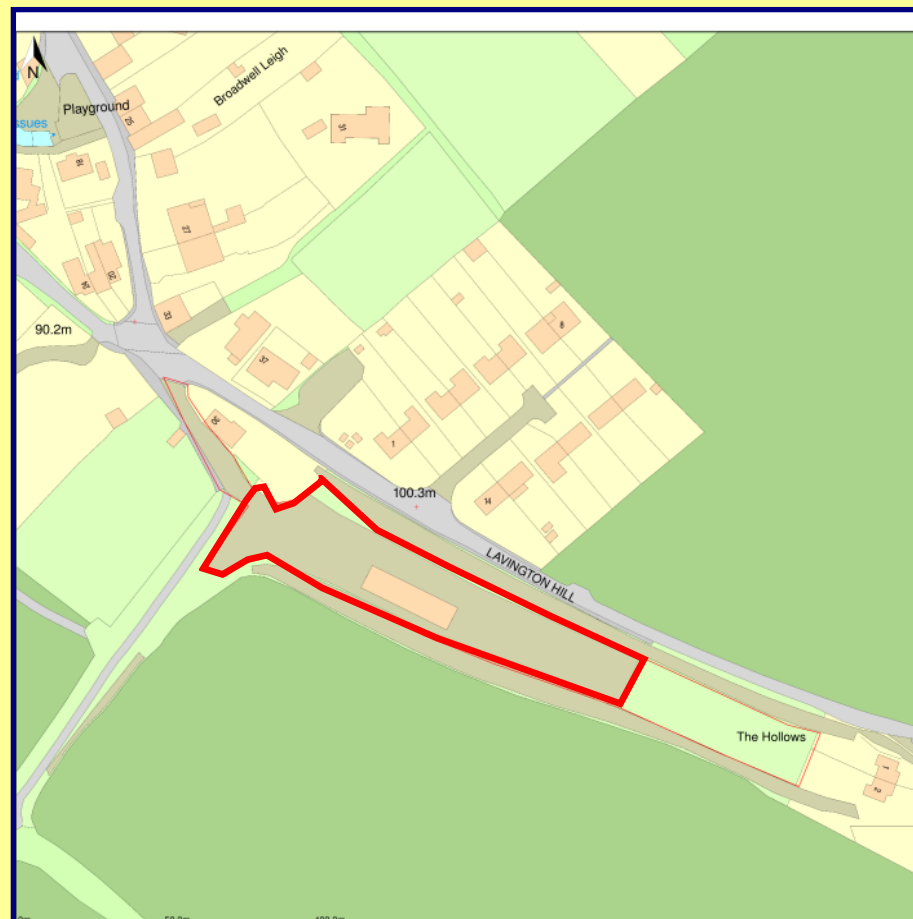
Description: Workshop & Premises  
Rateable Value (2023): £14,500  
Uniform Business Rate (2023/24): £0.499  
Full Rates Liability (2023/24): £7,235.50

**NB:** 100% Small Business Rates Relief may be available to qualifying occupiers. Further information is available on Wiltshire Council's website or call them on 01249 706290.

**EPC:** In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

**LEGAL COSTS:** Each party is responsible for their own legal costs in the transaction.

**VIEWING:** Strictly by appointment with sole agents **KILPATRICK & CO** on 01793 643101.



## Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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23/06/2023

