

# FRENCH GRASS WORKS, GALLOWS GORE, WORTH MATRAVERS COMMERCIAL PREMISES £45,000 PA

These substantial commercial premises are situated in a rural location on the road between Langton Matravers and Kingston, about 8 miles from the market town of Wareham. Currently comprising offices with two large workshops at the rear. The building was constructed during the latter part of the  $20^{\text{th}}$  Century and has attractive external elevations of natural Purbeck stone. The premises have the benefit of solar assisted energy and are offered on a 5 year lease at a rental of £45,000 per annum. The tenant will be expected to provide three references and to pay a deposit of £500 in lieu of dilapidations. This deposit will be refunded at the end of the tenancy subject to the property being left in satisfactory condition.

#### ACCOMMODATION

 Entrance Foyer

 Reception Area
 7.13m x 4.7m (23'5" x 15'5")

 Office 1
 3.55m x 2.97m (11'8" x 9'9")

 Office 2
 4.69m 2.27m (15'5" x 7'6")

 Office 3
 2.9m x 2.49m (9'6" x 8'2")

 Small Kitchenette
 WC

Workshop 1 8.61m x 8.15m (28'3" x 26'9") Workshop (secondary area) 3.47m x 1.51m (11'4" x 4'11")

 Workshop 2
 8.15m x 6.47m (26'9" x 21'3")

 First Floor Mezzanine
 6.7m x 1.51m (4'11")

Communal WC 1.45m x 0.91m (6'8" x 4'9")

#### RENTAL

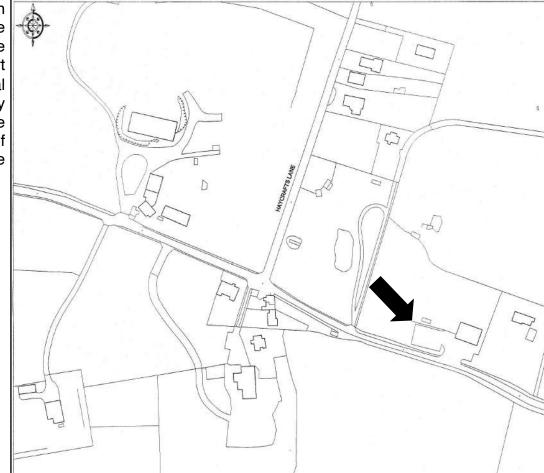
£45,000 per annum

## SERVICES

Mains water, solar assisted electricity and drainage.

## LEASE DETAILS

New 5 year lease, with a break clause in the second year. £500 deposit 3 months rent payable in advance Shared maintenance liability



#### **BUSINESS RATES**

We have been advised by Dorset Council that the property has a Rateable Value of:

Offices R/V £8,200 Rates Payable 2024/25 £4,091.80

Workshop 1 R/V £5,700 Rates Payable 2025/25 £2.844.43

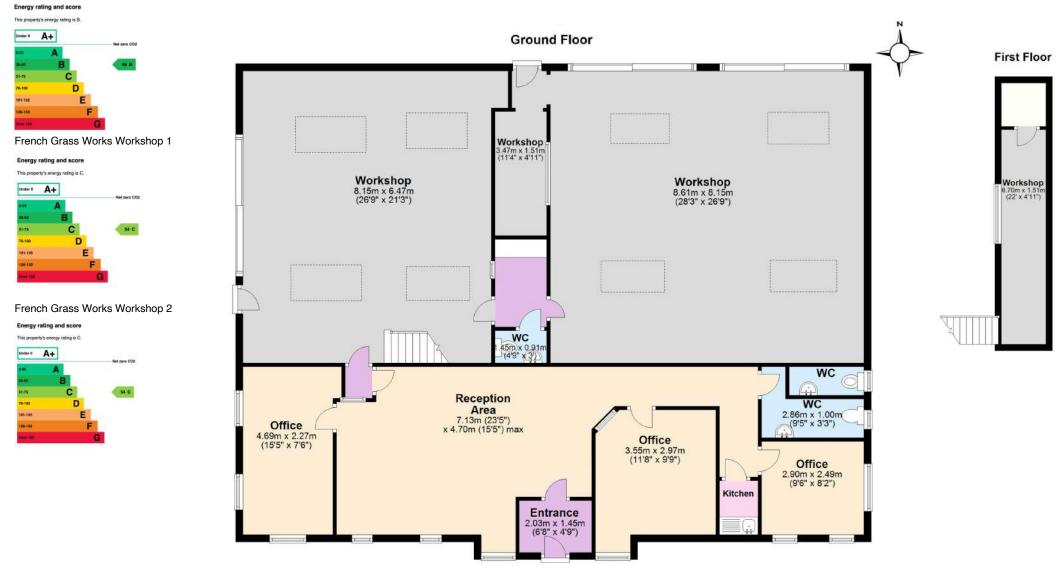
Workshop 2 R/V £4,550 Rates Payable 2024/25 £2,042.95

#### VIEWINGS

Viewings are strictly by appointment with the Sole Agents, Corbens on 01929 422284. The postcode for this property is **BH19 3JP**.

Property Ref WOR2076

#### French Grass Works Offices



#### Total Floor Area Approx 233 m<sup>2</sup> (2,508 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

