



The Granary, Crabtree Workshops, Chettle, Blandford Forum

A beautiful wooden workshop which showcases exquisite craftsmanship that's used recycled materials is for lease in the picturesque Dorset village of Chettle for an aspiring, young creative.



217.00 sq ft

- Superb design
- Top quality accommodation
- Parking on site
- VAT charged on all Units
- Inspiring location and setting
- Renewable energy supply
- Suitable for small, creative industries

£2,600 Per Annum Plus VAT

THE PROPERTY

The Granary is set on a new development of six commercial units of varying sizes, all now let. The units have been sympathetically constructed in keeping with attractive traditional buildings of the wider estate, in a tranquil and inspiring setting overlooking the surrounding countryside. The finish of these quality units reflect careful attention to detail.

In an environment full of other creatives, the Granary would be perfect for use as a craft workshop or for an illustrator or writer as the landlord wishes to encourage the development of a hub of creative craftspeople. Accordingly, they will be open to interest from such occupiers, especially younger people who are looking to grow and develop their business.

The units benefit from on site parking, solar PV electricity generation, showers, toilets and kitchen facilities.

The Granary measures approximately 20.14 sq m (217 sq ft) and is £2,400pa + VAT.

There will also be an additional cost per annum for service charge (7%) and Broadband for all units.

DIRECTIONS

What3Words: ///mills.putts.cooking

SITUATION

The available unit forms part of an exclusive development within the Chettle Park Farm, situated on the edge of the charming and historic village of Chettle, in the heart of the Cranborne Chase, a part of the Dorset National Landscape. Chettle has a strong sense of community with an active church, and village shop with a cafe. Nearby Sixpenny Handley has a variety of shops including a family butcher, post office and general store. For further amenities Chettle is well situated with links to both Blandford Forum and Wimborne Minster, which have a wider variety of shopping and commercial and recreational amenities.

LOCATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester. The Cranborne Chase is a delightful stretch of unspoilt countryside interspersed with pretty villages and crossed by a network of footpaths and bridleways offering excellent walking and riding.

EPC

EPC - Not yet assessed (TBC)

LOCAL AUTHORITY

Local Authority: Dorset Council - Tel: 01305 251010
Business Rates: As a new development, the units have yet to be assessed for business rates purposes. It is expected that the Rateable Values of each unit are to fall below the Small Business Rates Relief Threshold of £12,000.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasebusinesspremise.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

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