

To Let

Well Presented Two Storey Office Building with Parking

**Unit A
King's Stag Mill
The Common
King's Stag
Sturminster Newton
Dorset
DT10 2AU**



LOCATION

Kings Stag Mill is located in North Dorset just outside the village of King's Stag approximately 4.5 miles (7.2km) south west of Sturminster Newton and 6.5 miles (10.4km) south east of Sherborne.

DESCRIPTION

An attached, two storey building offering good quality office accommodation.

The premises are configured to provide six offices arranged over two floors together with kitchen, storeroom plus a combined ladies & DDA compliant WC on the ground floor plus a gentlemen's WC on the first floor.

The premises are well presented and have the benefit of UPVC double glazing, carpet tiled flooring, suspended acoustic tiled ceilings throughout with part inset Cat II lighting to the offices areas and surface mounted lighting to other parts.

They also benefit from network cabling and a good supply of electricity sockets to all offices plus fire doors and a burglar system

ACCOMMODATION

The accommodation with approximate areas is as follows:

Ground Floor:

Entrance lobby	43 ft. ²	(4.00 sq m)
Office 1:	110 ft. ²	(10.22 sq m)
Office 2:	107 ft. ²	(9.94 sq m)
Office 3:	176 ft. ²	(16.35 sq m)
Kitchen:	92 ft. ²	(8.55 sq m)

Ladies/ accessible WC

First floor

Office 4:	293 ft. ²	(27.23 sq m)
Office 5:	161 ft. ²	(14.96 sq m)
Office 6:	117 ft. ²	(10.87 sq m)
Storeroom:	46 ft. ²	(4.27 sq m)

Gents WC

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Total Net Useable Areas:

Office space:	964 sq ft	(89.59 sq m)
Ancillary space:	138 sq ft	(12.83 sq m)
<u>TOTAL:</u>	<u>1,102 sq ft</u>	<u>(102.42 sq m)</u>

Outside

Parking for 2-3 cars at front. We understand that further car parking can be made available to prospective tenants elsewhere on the site if required.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£10,000 per annum exclusive subject to annual review by reference to the Retail Prices Index (RPI)

LEGAL COSTS

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.



RATES

According to the VOA website the assessment for this property is stated as:

Offices and Premises, Rateable Value: £6,100

The small business multiplier for the year ending 31st March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,000 or less eligible occupiers should qualify for 100% Small Business Rates Relief and will thus have **no business rates to pay**

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D82.
Full EPC available for viewing on our website.

VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

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