



CHILTERN FARM BARN

MAIN ROAD NORTH, DAGNALL, BUCKINGHAMSHIRE

TO LET (SUBJECT TO CONTRACT)

PLANNING PERMISSION FOR B1, B2 & B8

ATTRACTIVE RURAL SETTING

FLEXIBLE SPACE AND TERMS AVAILABLE

MANNBROWN

FARM AND RURAL

LOCATION

Chiltern Farm Barn is located in a very accessible location lying circa 0.6 of a mile to the North West of Dagnall. The property is within easy reach of Dunstable (circa 3.6 miles) and Leighton Buzzard (circa 5.4 miles). The property also has direct access on to the A4146.

DESCRIPTION

The building is constructed of brick under a corrugated asbestos roof and is currently open fronted. The barn has 11 bays and at present only two of the bays have a concrete floor. The building extends to approximately 7,944 sqft (738 sqm).

Planning permission has been granted to convert the building from agricultural use to commercial. The planning permission (Application Ref: 07/02028/APP and 11/01533/APP) grants permission for the building to be used for B1/B2/B8 uses. As shown on the plan below, the building is to be divided into 6 separate units. No works have been undertaken to enclose the building or divide it into the separate units. The Landlord will commence works once a tenant is contractually bound to occupy the unit.

RENT

Offers invited.

SERVICES

Mains water and mains electricity are connected to the building. No telephone line or broadband are connected.

LEASE

Chiltern Farm Barn is available on flexible but repairing and insuring basis, with the security of tenure provisions of the Landlord and Tenant Act 1954 contracted out

OUTGOINGS

The tenant will be responsible for all outgoing, including business rates (if applicable) water and electricity.

BUSINESS RATES

The property has not been assessed for Business Rates. Should Rates become payable, they shall be the responsibility of the tenant.

VIEWINGS

Strictly by prior appointment through Mannbrown
01442 842220 | 07890 298110

CONTACT

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