



FOR SALE OR TO LET

An Art Gallery
(and only to be used as an Art Gallery)

NO RESIDENTIAL USE ALLOWED

1,108.67 sq ft (103.00 sq m)

- Single Storey
- Large Open Plan Area
- Kitchen
- WC
- Terrace
- Parking

The Gallery, Hampshire

The Gallery, Longstock Road, Longstock, Stockbridge, SO20 6DR



LOCATION

The Gallery is situated in Longstock, a rural village in the heart of the Test Valley. Longstock has a village hall, pub and church. The nearby market town of Stockbridge offers a range of facilities including independent shops, restaurants, public houses, primary and secondary schools a doctor's surgery and post office More extensive facilities are available in Andover, Salisbury and Winchester.

DESCRIPTION

The Gallery is a single storey brick building with a tiled roof. There is a large open plan area accessed through crittall doors at the front. At one end is a kitchen, office and WC. The property is approached off a track to the north east of the property to a gravelled courtyard.

PLANNING

It should be noted that the building cannot be used for any other purpose than an Art Gallery. Planning Permission was obtained in 2018 to convert from a barn and garage to an Art Gallery and Office: 17/02505/FULLN Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ACCOMMODATION

Gallery	957.98 sq ft	(89 sq m)
Office/kitchen	118.40 sq ft	(11 sq m)
Toilet	32.29 sq ft	(3 sq m)

Total 1108.67 sq ft (103 sq m)

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

TENURE

Freehold.

PRICE

£425,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£24,000 per annum.

VAT

Price/rent exclusive of VAT.

BUSINESS RATES

Rateable Value: £13,500.*

Rates payable for year ending 31/03/27: £5,832.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of D81.

VIEWING

Strictly by appointment only.

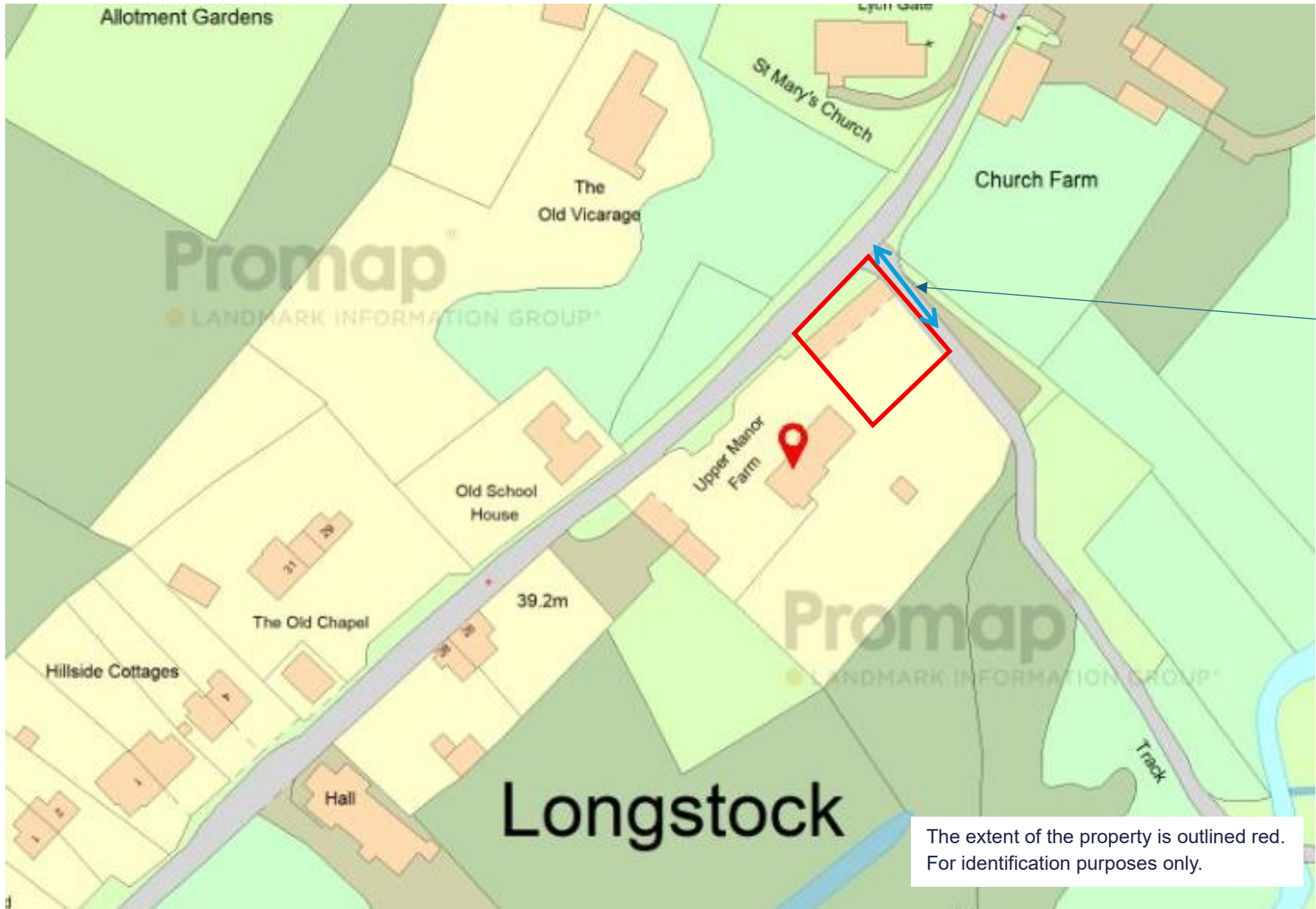
Ref: DGHS/LH/A1611

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



Access

The extent of the property is outlined red.
For identification purposes only.

