

MOUNT PLEASANT YARD, MARKET LAVINGTON, SN10 4DP



YARD & BUILDING FOR SALE 1.45 acres

- *Hard surfaced fenced yard*
- *3,000 sq ft storage building*
- *Variety of uses – B2/B8*



Mount Pleasant Yard, White Street, Market Lavington, Wiltshire, SN10 4DP

LOCATION: Market Lavington lies approx. 5 miles south of Devizes on the B3098 Westbury to Urchfont Road, around 1 mile east of the A360 which links Devizes to Salisbury. The property is located at the southern end of Market Lavington, off White Street. It is accessed via a private road on the corner of White Street and Lavington Hill.

DESCRIPTION: The property comprises a mostly hard surfaced yard, fenced and gated, with access to Lavington Hill and White Street. It includes a Nissen Hut of corrugated metal construction with concrete flooring subdivided into 3 sections, providing covered secure storage & workshop areas. In addition there is mostly hard surfaced land for open storage or parking.

The property currently has planning consent for workshops to include repair of earth moving plant & machinery and vehicle & plant parking areas.

NB: The site is not considered suitable for large scale residential development.

SIZE: Nissen Hut: approx. 3,000 sq ft.

Site area: approx. 1.45 acres (0.59 ha)

TERMS: Freehold for sale with vacant possession available on completion.

PRICE: Offers of £450,000 are invited, exclusive of VAT, if applicable.

SERVICES: We understand the site currently has mains water & electricity, but we have made no tests of services or service appliances.



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BUSINESS RATES: Informal enquiries via the Valuation Office website indicates that the property has an assessment as follows:-

Description: Workshop & Premises
Rateable Value (2023): £14,500
Uniform Business Rate (2024/25): £0.499
Full Rates Liability (2024/25): £7,235.50

NB: Some Small Business Rates Relief may be available to qualifying occupiers. Further information is available on Wiltshire Council's website or call them on 01249 706290.

EPC: In accordance with the Energy Performance of Buildings (Certificates and Inspections) (England & Wales) Regulations 2007, an Energy Performance Certificate has been requested.

LEGAL COSTS: Each party is responsible for their own legal costs in the transaction.

VIEWING: Strictly by appointment with sole agents **KILPATRICK & CO** on (01793) 643101.



Code for Leasing Business Premises

As an RICS Regulated firm, we adhere to the Code for Leasing Business Premises which recommends that anyone not represented by a RICS member or other property professional should seek professional advice from a qualified surveyor or solicitor prior to agreeing or signing a business tenancy agreement.



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15/11/2024

