



STIBBARD  
PROPERTY



### **The Shoot Room, Lower Farm, Chisbury, SN8 3JA**

A secure, well positioned traditional brick workshop unit in a peaceful rural location with shared lavatory facilities. The Shoot Room comes to a total of approximately 397 sq ft and benefits from a southerly aspect, exposed beams, electricity, water, a wash basin and allocated parking. Chisbury is within a short distance of the A4 which connects directly to Marlborough, Hungerford & Newbury.

- Immediate occupation available.
- Flexible terms excluded from the L&T Act 1954.
- Services: Mains water & electricity.
- Not currently assessed for business rates though the space is likely to qualify for 100% small business rate relief.
- **To let: £350 pcm plus VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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