



STIBBARD
PROPERTY



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

A secure, well positioned & recently refurbished traditional brick workshop unit in a peaceful rural location with shared lavatory facilities.

The Shoot Room comes to a total of approximately 398 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, space heaters.
- FTTC internet enabled.
- Eligible for 100% small business rates relief.
- Sub metered electricity supply.
- **To let: £300 pcm exclusive, plus VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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