



**TO LET**

# Agricultural Barn

Agricultural Barn (460.30m<sup>2</sup> / 4,953ft<sup>2</sup>)

Stephens Farm, Pightley Road, Spaxton, Somerset TA5 1BU

£6,500 PAX





## DESCRIPTION

We are offering this agricultural barn, available from July 2025, located on Pightley Road in Spaxton.

The barn is available for agricultural purposes only, by way of a Farm Business Tenancy.

The barn is 4,953 sq. ft in size offering a good open plan space with access by way of a shared yard area.

## SERVICES

Mains electricity, water and drainage are connected to the property by way of sub-meters and costs will be on charged to the Tenant.

Telephone lines may be available for connection subject to BT Regulations.

*(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)*

## EPC

Not applicable - the building is considered exempt from requiring an EPC due to its low energy use.

## RATES

The barn is not currently assessed for business rates and will remain exempt on the basis it is used solely in connection with agricultural operations.

## SERVICE CHARGE

Not applicable.

## BUILDINGS INSURANCE

The barn is insured under the Landlord's policy but such costs are absorbed by the Landlord and not on charged.

## TENURE & TERMS

The barn is available by way of a Farm Business Tenancy for a period of time to be agreed.

During the Tenancy, the Tenant will be responsible for all internal and external repairs.

## RENT

The barn is available at £6,500 per annum, exclusive.

## VAT

Not applicable.

## DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

## LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs in preparing the Farm Business Tenancy.

## ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

## PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations.

## ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

