



Carpenters Canteen, Coleshill Estate, Coleshill,

# Carpenters Canteen, Coleshill Estate, Coleshill,

TO LET - Rent £14,000 p.a.x.

## LOCATION

From the M4 Motorway take Junction 15 north onto the A419 signposted Cirencester. Follow the road for approximately 5 miles and take the junction signposted A361, proceed north onto Highworth and turn right onto the B4019 signposted Faringdon. Follow the B4019 for approx. 2 miles into the village of Coleshill. The turning for The Old Carpenters Yard will be found on the right, opposite the church & signposted Estate Office. Proceed along the road for approximately 70 yards and the canteen car park is located to the right.

Dating back to the Domesday Book and perched on the West Oxfordshire border Coleshill sits in the middle of 7,000 acres of traditionally-farmed estates, approximately 5.5 miles north-east of Swindon, and approx. mid-way between Highworth and Faringdon.

Having a rich history, during the Second World War Coleshill was the HQ for a secret



band of saboteurs known as Auxiliers, and is home to The Heritage & Rural Skills Centre, Wheelrights Bookshop and the historic Coleshill Watermill. With its picturesque surroundings it is a popular destination for tourists and a base for a range of countryside walks and a gateway to The Cotswolds.

CARPENTERS CANTEEN  
THE OLD CARPENTERS YARD  
COLESHILL ESTATE  
COLESHILL  
WILTSHIRE  
SN6 7PT

## DESCRIPTION

Situated within a converted period picturesque single storey farm building the property comprises an open-plan cafe with kitchen / food preparation room adjoining. Externally to the front of the building is a dedicated patio and garden area providing additional outdoor seating.

The premises benefit from a walk-in chiller room, shared WC's, biomass heating, and period features including exposed beams and feature fireplace.

A newly constructed large shared car park is located next door to the premises providing ample customer parking.

## ACCOMMODATION

Cafe / Internal Seating Area: 46' x 16'9"  
Kitchen / Food Prep Room: 16'5" x 15'5"  
Chiller Room:

External Seating / Patio Area:

Total N.I.F.A. approx. 1,033 sq.ft.  
(95.9 sq.m.)

## LEASE TERM

A new internal repairing lease is available to be excluded from the Landlord & Tenant Act 1954. A minimum of 3 months rent will be required as a deposits.

## RENT

Base Rent: £14,000 per annum exclusive, payable quarterly in advance.

Should the Tenant's annual gross turnover exceed £250,000.00 in any one year of the term then an additional turnover rent of 10% of anything above £250,000.00 gross turnover will apply. When applicable this will be payable in arrears at each year end of the Term.

## EXTERNAL SEATING AREA & GARDEN

The Tenant will be responsible for maintenance and upkeep of the external seating area and surrounding garden and hedges.

## MINIMUM OPENING REQUIREMENT

The Tenant will be required to open 6 day per week and provide catering for National Trust events.



## BUILDINGS INSURANCE

Landlord insures the building, the Tenant reimburses the cost of the premium approx. £332 per annum. The Tenant is responsible for their own contents and public liability insurance.

## SERVICE CHARGE

A service charge of £750 per annum is payable to the Landlord, quarterly in advance, to cover the cost of maintenance, lighting and cleaning of the communal areas & car park.

## VAT

VAT is payable in addition.

## BUSINESS RATES

Please contact Local Authority.

## LOCAL AUTHORITY

Vale of White Horse District Council, Abbey House, Abingdon. Tel: 01235 422422.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.



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