

# BUSINESS FOR SALE

FREEHOLD LUXURY  
SHEPHERDS HUT



BUSINESS TRANSFER

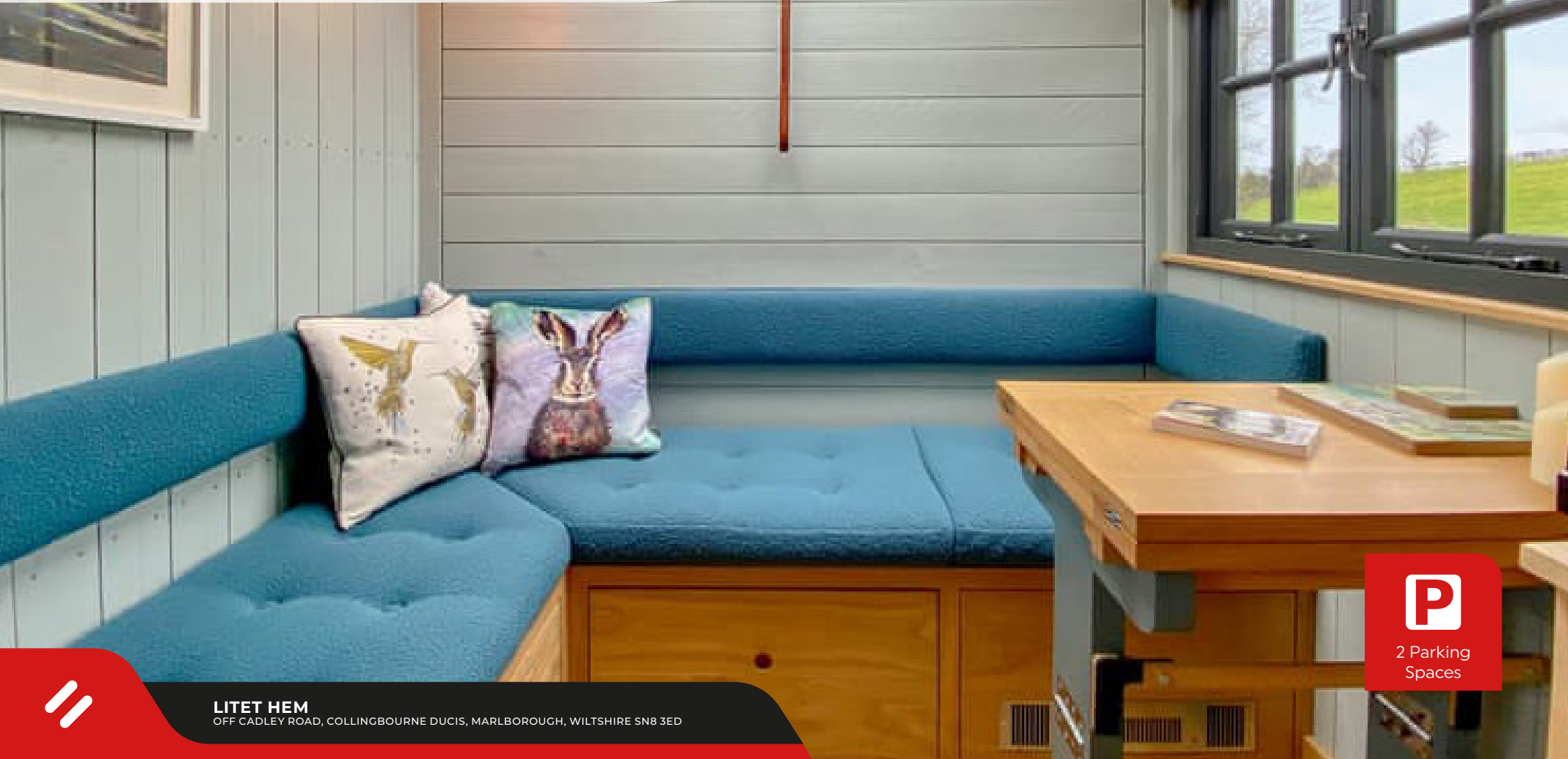
goadsby

**LITET HEM**

OFF CADLEY ROAD, COLLINGBOURNE DUCIS, MARLBOROUGH, WILTSHIRE SN8 3ED

## SUMMARY >

- LUXURY SHEPHERDS HUT WITH SPACE SAVING HIGH-QUALITY DESIGN
- FULLY FURNISHED AND EQUIPPED - READY TO LET OR ENJOY IMMEDIATELY
- IDYLIC COUNTRYSIDE SETTING (CLOSE TO AMENITIES) WITH FAR REACHING RURAL VIEWS
- PRIVATE GARDEN WITH BARBECUE, FIRE PIT AND OUTDOOR SEATING
- CAR PARKING FOR 2 VEHICLES



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2 Parking  
Spaces

## Location

Village location situated opposite 18th Century thatched country pub. Village shop and local delicatessen within ½ mile. Marlborough approx. 12 miles. Stonehenge approx. 17 miles. Amesbury approx. 18 miles. Salisbury approx. 20 miles.

## Accommodation

Luxury Shepherds Hut with open plan living space comprising: Living Area, Dining Area, Kitchen Area and Bedroom Area. Separate Shower Room.

## Description

Steps up into Luxury Shepherds Hut with upholstered bench style seating with storage under, wooden folding table, pull out concealed 2 person double bed, wi-fi. Kitchen with wash hand basin, oven, microwave, storage cupboards, coffee machine, record player, wood burner. Door into Bathroom with shower, wash hand basin, low level WC. OUTSIDE with parking for 2 vehicles, garden with barbecue, fire pit, outdoor seating, lockable gate to the front, CCTV cameras connected to phone, mains drainage and electricity.

### PLEASE NOTE

The following mains services are installed on site:

Electricity, mains water, mains drainage, EE mobile 5G wifi and ducting provision for the installation of fibre broadband.

## Trading & Business

The property is currently operated as a successful holiday let, however, it is offered with full vacant possession, providing an incoming purchaser with flexibility to continue the existing letting business or utilise the property for private use. The current planning permission allows for use 365 days per year. Accounts can be made available to genuinely interested purchasers.

## Tenure

FREEHOLD.

## Price

£245,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Potential for siting a second unit subject to planning permission, see below.







## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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