



The Lodge

High Street, Avebury, Marlborough, Wiltshire, SN8 1RF

Tenure: For lease

Guide

Rent: £26,000 p.a.

Ref: 96142

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

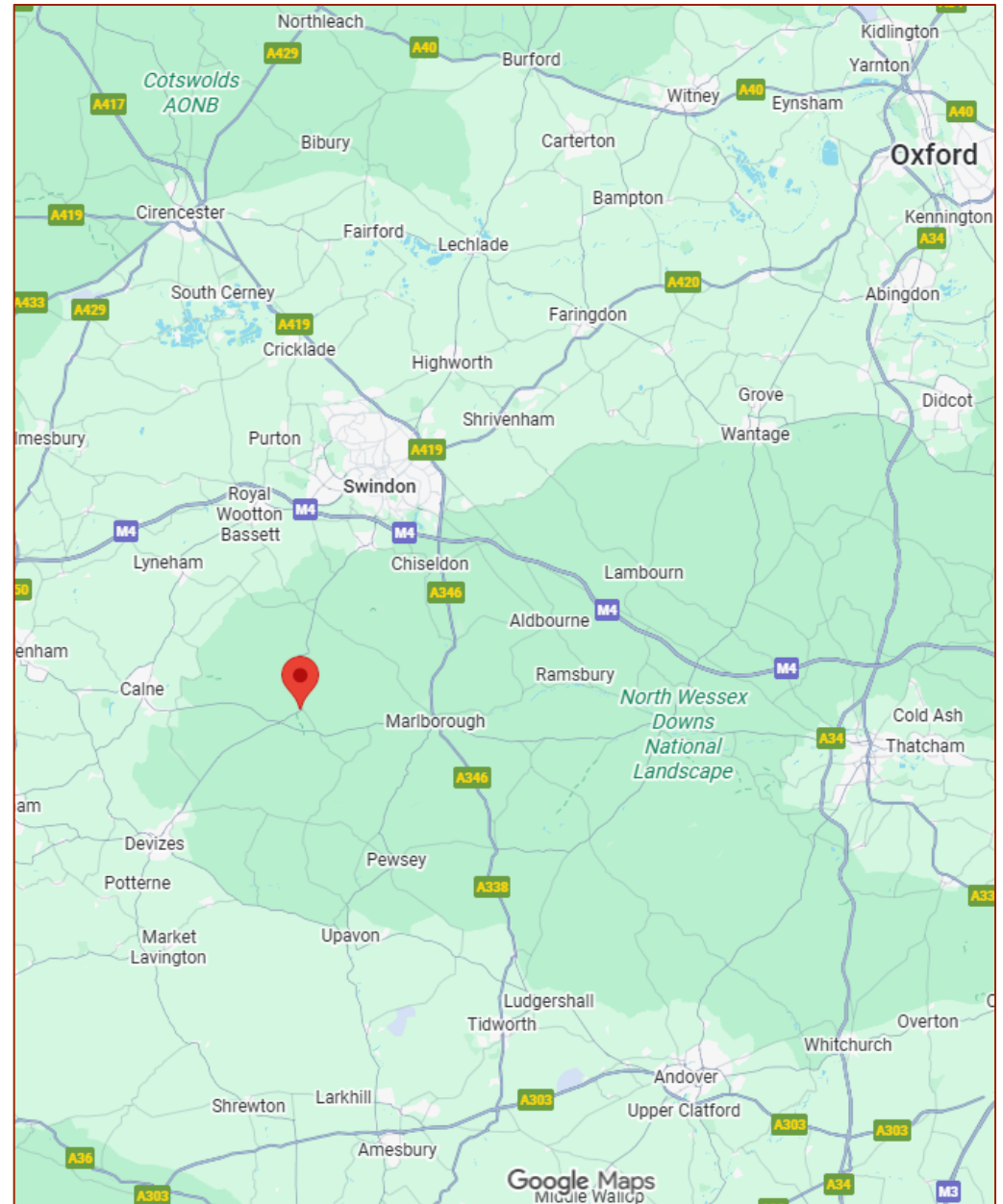
- Located in Avebury World Heritage Site
- National Trust dwelling to let
- Five bedrooms
- Two potential B & B rooms
- Mature walled gardens
- Available on a favourable new lease

Location

The Lodge is situated in the heart of the village of Avebury in Wiltshire. The village is around 5.5 miles west of Marlborough and 8 miles northeast of Devizes. Avebury is encircled by a prehistoric monument complex known as Avebury Henge which is part of the Stonehenge and Avebury World Heritage Site. The Avebury monument is vast and consists of several smaller sites of various dates, the earliest being from between 3400 and 2625 BC. Today, much of the land in the village and surrounding areas is owned or managed by the National Trust Estate. The River Kennet flows south through the village, passing Avebury before heading towards Silbury Hill on its journey to Marlborough.

Avebury has good road links, being situated on the A4361 between Devizes and Swindon, a short distance from the A4 trunk road. There are regular bus routes through the village.

Avebury attracts year-round tourism due to the popularity of Avebury Henge. Avebury Henge and its stone circles are managed by the National Trust on behalf of English Heritage and the two organisations share the cost of managing and maintaining the site. Avebury is also the start of The Ridgeway National Trail, an 87 mile trail ending at Ivinghoe Beacon in Buckinghamshire. The trail is popular with walkers and is known as one of Britain's oldest roads. There are numerous shops and amenities in the area.



The Property

The property is Grade II listed and lies within the village's Conservation Area. The property is rendered and colourwashed with raised stone quoins and a pitched slate roof.

Ground Floor

- Entrance hall (from front garden) with staircase to first floor
- Two similarly sized reception rooms, one having a log burner
- WC with wash basin
- Shower room with toilet and wash basin
- Pantry
- Good sized domestic kitchen with central island.

NB – The National Trust will either install an electric boiler or an external oil boiler prior to commencement of the lease.

- Rear reception room with second staircase to first floor



First Floor

- Bedroom 1: Large double bedroom with en suite shower room
- Bedroom 2: Double bedroom
- Two store cupboards
- Bathroom with shower cubicle
- Storeroom
- Bedrooms 3 and 4: both double bedrooms, one with fitted wardrobe
- Staircase to loft conversion

Second Floor

A staircase from the centre of the first floor landing leads directly up to a reception room/living space. Due to there being only one staircase to the second floor, this space could only be used domestically (in accordance with fire regulations).

- Large reception room/living space





- WC
- Bedroom 5 - Double bedroom

Basement

- Cellar

External

- Front garden, walled and gated
- Mature, walled rear garden with outbuilding for electricity sub-station

Note: the National Trust manages the adjacent car park and will provide up to three parking permits for the residents and guests who lease the property.

The Opportunity

The Lodge is currently unoccupied and is owned and managed by the National Trust. The Trust is looking to find a new tenant to live at the premises and utilise two of the first floor front bedrooms for Bed & Breakfast.

Applicants who wish to view the premises will need to liaise with the acting agent and visit during scheduled viewing sessions. Any interested applicant must also be prepared to complete the application process which follows a formal viewing.

Services

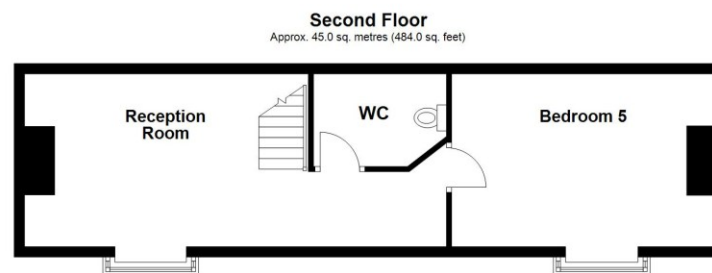
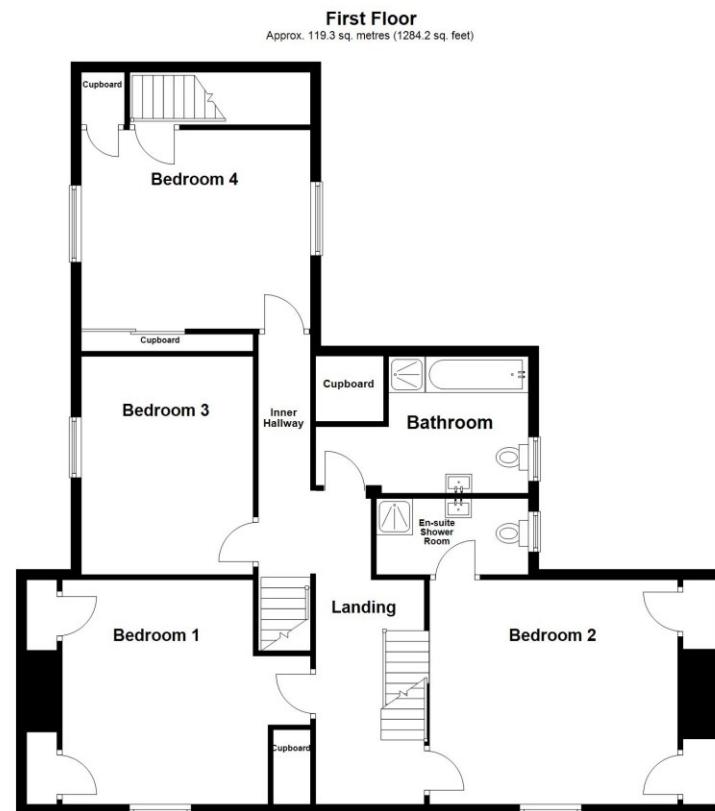
Mains electricity, water and drainage are connected. The property benefits from oil-fired central heating.

Local Authority: Wiltshire Council.









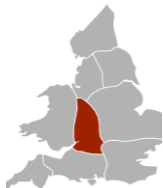
Total area: approx. 280.0 sq. metres (3013.6 sq. feet)

Note: The floor plans above are for illustrative purposes only and are not to be used for measurements. Applicants need to do their own research regarding room sizes and measurements. We recommend a formal viewing during one of the scheduled viewing sessions.

Tenure & Rent

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment during scheduled viewing sessions.

FOR LEASE	Nil Premium.
TERM	Up to fifteen years.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
GUIDE RENT	£26,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term – Index Linked.
REPAIR LIABILITY	Part repairing and insuring lease (with the National Trust retaining responsibility for repair to the structure of the building). The Tenant will be responsible for internal maintenance (including heating and electrics), repair and decoration as well as the decorative condition of the exterior of the property including gutter clearance.
COMPLIANCE	All statutory compliances are maintained and updated by the Tenant.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
PLANNING	It is up to the Tenant to ensure they are compliant with any planning laws.
RENT RELIEF	The National Trust are willing to agree a rent discount for up to six months at the start of the lease to be agreed with the ingoing tenant.



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Business Mortgages

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Utility Helpline

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