

20 Market Place

Warminster, Wiltshire, BA12 9AN

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Description

The West Wilts town of Warminster serves a wide and diverse catchment area. Located at the intersection of the A36/A350, it is positioned along the Southampton/Bristol corridor. Local traders include Morrison's Supermarket, Lidl, Costa Coffee, Peacocks and many others.

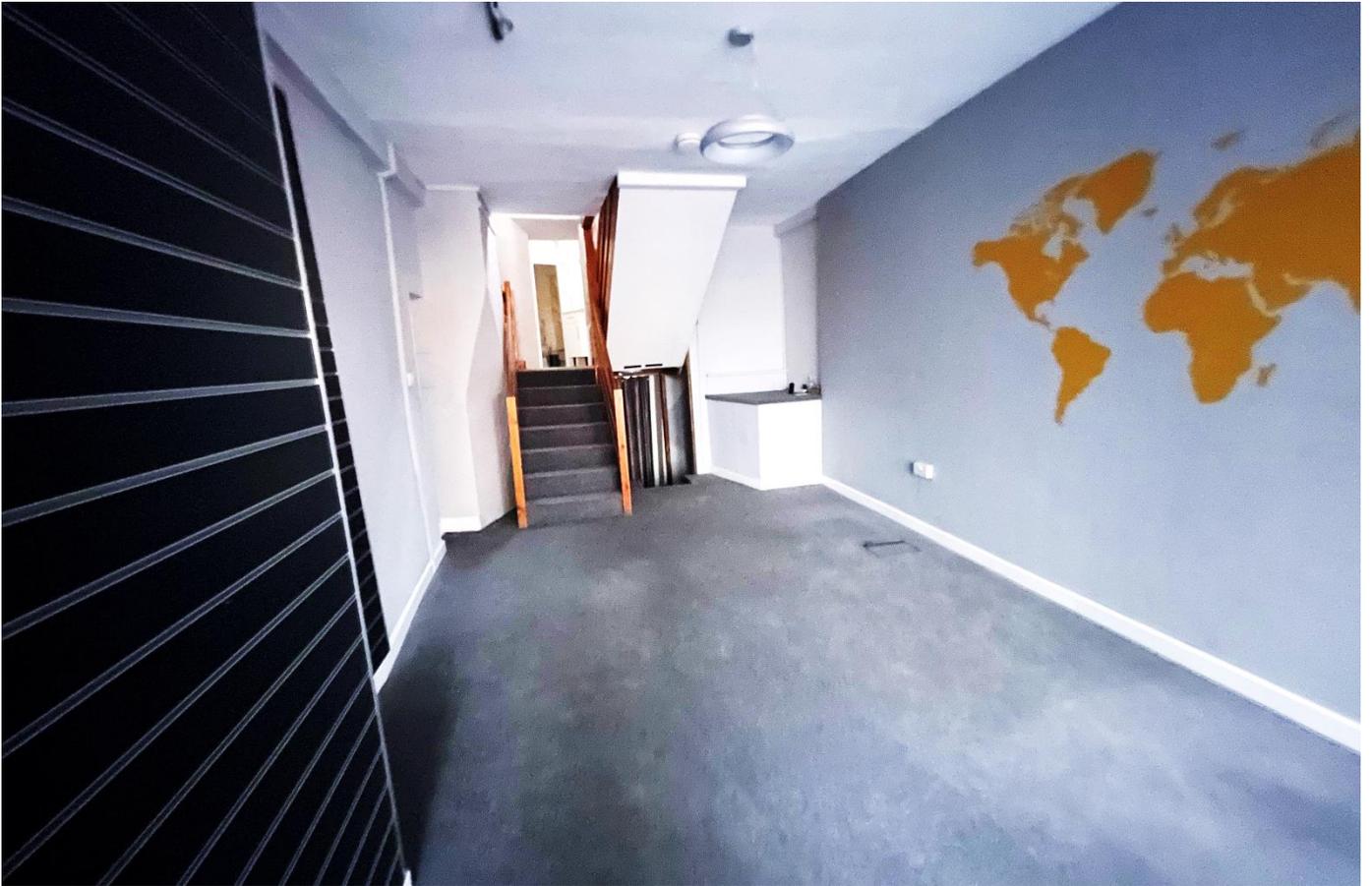
Located in the centre of Warminster is this double fronted traditional retail space. Formerly a Travel Agency, the property is laid out over 4 floors which also includes a large basement.

To the rear of the ground floor area is a small store area and on the half landing between the ground and first floor is a WC with wash hand basin and a small kitchenette area.

The ground and first floors would make excellent retail/office space with the second floor being excellent for storage.



£10,500 p.a. Excl To Let



Agent's Notes

- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the incoming tenant.
- The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.lettingbusinesspremises.co.uk>

Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Subject to references/credit checks.

Property Information

Local Council: Wiltshire Council ☎ 0300 456 0100

Business Rates: Rateable Value - £9,900. Small Business rates Relief may apply and applicants should make enquires with Wiltshire Council.

Services: Mains water and electricity are connected. Services and appliances not tested.

Tenure: Leasehold

EPC Rating: D/92

VAT: We understand that VAT is NOT payable on the rent.

Viewing: By appointment only through the agents **Cooper and Tanner LLP**.

COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 03458 34 77 58

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

