

Ground Floor Shop at 44 - 46 Market Place

Warminster, BA12 9AN

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Description

A self-contained, double fronted premises in Warminster with an office, storeroom and WC to the rear of the premises. The property also benefits from a basement for additional storage.

| | | |
|--------------------------|------------------|-------------------|
| Ground floor | 522 sq ft | 48.49 sq m |
| Basement | 232 sq ft | 21.55 sq m |
| Net Internal Area | 754 sq ft | 70.04 sq m |

Net Internal Floor Area. Measurements provided by joint agents/other sources.

Location

The property is situated in the Market Place, which is the primary shopping area of the town and is within close proximity to the town's main car parks and walking distance to the railway station. Nearby occupiers include Boots Opticians, Costa Coffee, Waitrose Supermarket and Nationwide Building Society.

To Let – £12,500 per annum

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Available on a new lease
- Full repairing and insuring equivalent basis
- Reviews and Break-Clauses at sensible intervals
- Deposit subject to references/credit checks.
- The premises have been left empty by the previous lessee for some time and will be offered with the benefit of works to bring the premises back to tenable condition prior to the commencement of any new lease.

Commercial Lease Code

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. A copy of the full code can be downloaded from:-

<http://www.leasingbusinesspremises.co.uk>

Local Council: Wiltshire Council

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is not Listed, but it is within a Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £12,000 (2023 List). This is not the rates payable.

Services: We understand the unit benefits from connection to mains water, drainage and electricity. Services and appliances not tested.

EPC Rating: D/77.

VAT: We understand that VAT is payable on the rent.

Viewings: By appointment only through **Cooper and Tanner 1908 Limited – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 03450 347758

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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.

