

54 High Street (Marlborough House)

Warminster, BA12 9AF

COOPER
AND
TANNER



To Let – £450 per calendar month.

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Wiltshire
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Description

A self-contained ground floor retail unit forming part of a 3-storey Grade II Listed building, located within walking distance of the town centre in Warminster.

Most recently used as a hair salon and nail bar, this unit would be an excellent premises for a new business looking to take the next step and offers a blank canvas opportunity.

The premises comprises of the main shop area with a kitchenette at the rear to the left and a WC to the right with an area for stock in the middle.

The property benefits from gas central heating, controlled by a HIVE thermostat, window lighting, a window heater and CCTV.

Net Internal Area of approximately 22.5 sq m (242 sq ft).

Lease Terms

Available immediately on broadly the following terms:-

- New 5-year internal (and shopfront) repairing lease
- Service charge of £500 per annum for insurance and repairs and maintenance to common parts.
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Deposit subject to references/credit checks.

Location: [What3Words///dare.unit.distracts](#)

Central location within Warminster town centre, on the roundabout where George Street meets the High Street and Portway. An area with a good mix of independent retailers.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning: Had consent for a tattoo parlour (Sui Generis), but most recently used as a hair salon and nail bar. Parties to satisfy themselves on planning usage. We understand the unit is Grade II Listed and within the Warminster Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £3,800 (2023 List). This is not the rates payable.

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

EPC Rating: Energy Efficiency Rating of B/44

VAT: VAT is not payable on the rent.

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

COMMERCIAL

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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.

