

1A Fore Street (aka 8 Marlborough Court) Westbury, Wiltshire BA13 3AU

COOPER
AND
TANNER



Description

A self-contained double fronted mid terrace unit, suitable for a variety of retail or office uses, with open plan area to front, a lightweight partition creating a kitchen/staff area towards the rear and an accessible WC and fire exit at the rear.

Indicative floorplan available upon request.

Sales / Office Area	46.85 sq m	504 sq ft
Kitchen / Staff	8.67 sq m	93 sq ft
Net Internal Area	55.52 sq m	597 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

Internal width varies from 7.39m (front) - 4.66m (rear) / 24' 2" - 15' 3"; Ave sales depth - 9.27m / 30' 4".

Available with Vacant Possession

For Sale - £85,000

Location – W3W:///kite.mysteries.owners

Westbury is a market town with a population of approx. 16,404 (2021, Census). The property forms part of a parade of 3 commercial units with 3 flats above and situated towards the northern part of Westbury town centre, just off the Market Place in Westbury and benefitting from good visibility to Fore Street A350. Good mix of local independent retailers and businesses nearby. Limited short-term parking available on the Market Place.

Local Council: Wiltshire Council

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. Not Listed but is within the Westbury Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £6,400 (2023 List). This is not the rates payable – relief from rates may be available.

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

Tenure: Held on a virtual-Freehold basis with approx. 983 years remaining on the lease.

Terms: Offered Virtual-Freehold, with Vacant Possession. Service charge of approximately £270.00 per quarter for repairs and maintenance to common parts of the Building and Estate – *further details available upon request*

VAT: VAT will NOT be payable on the price.

EPC: An Energy Performance Certificate has been commissioned and will be available shortly.

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



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

COOPER
AND
TANNER

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.

