

Unit 2, 1 Market Place, Warminster, BA12 9AY

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Description

A self-contained, Grade II Listed, end-terrace retail unit. Ground floor retail space with recessed timber shopfront. First floor storage space with kitchenette and WC.

Ground Floor	64.1 m ²	689.97 ft ²
First Floor	58 m ²	624.3 ft ²
Net Internal Area	122.1 m²	1,314.27 ft²

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

Internal width of ground floor – 3.75m (43.36ft)

Depth of the ground floor – 18.2m (195.9ft)

Location

The premises occupy a good trading location within close proximity to the town's shopping centre and car park. Nearby shops include Boots, Costa Coffee, Peacocks, Morrisons supermarket and Waitrose supermarket and are all within walking distance.



To Let - £15,000 per annum

Lease Terms

Available from September 2024 on new lease terms to be negotiated. Suggested minimum terms:

- New 5-year internal (and shopfront) repairing lease
- Tenant to reimburse insurance premium
- Upward-only rent review at the 3rd anniversary
- 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.

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. Copy of the code available here: <http://www.leasingbusinesspremises.co.uk>

EPC Rating: D/97.

Local Council: Wiltshire Council

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. 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 £13,250 (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.

VAT: VAT will be payable on the rent.

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



COMMERCIAL DEPARTMENT

Cooper and Tanner

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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.

