

To Let

6 High Street, Westbury, Wiltshire, BA13 3BW



Description

Westbury is a market town in Wiltshire 18 miles south east of Bath, 5 miles south of Trowbridge and 4.5 miles north of Warminster.

The shop is located within a pedestrianised parade offering a mix of convenience shopping, food and beverage and retail. Surrounding occupiers include: Andreas Flowers, Elliot's Butchers, **Boots Chemist**, Davies & Davies, Wilsons and **Town and Country Estates**.

Accommodation

The premises is arranged over ground floor benefitting from rear access providing the following approximate internal floor areas:

Retail area Internal Width	8.71 m	28'7"
Retail area Internal Depth	16.04 m	52'8"
Ground floor (max)	154.84 sq m	1,667 sq ft

Tenure

The property is available on a sub-lease, terms of which are to be agreed

Price

Rent £15,000pa

Business Rates

We understand that the property is assessed as follows: -

2017 Rateable Value	£13,250
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Planning

The premises have the benefit of A2 Planning Consent.

Legal Costs

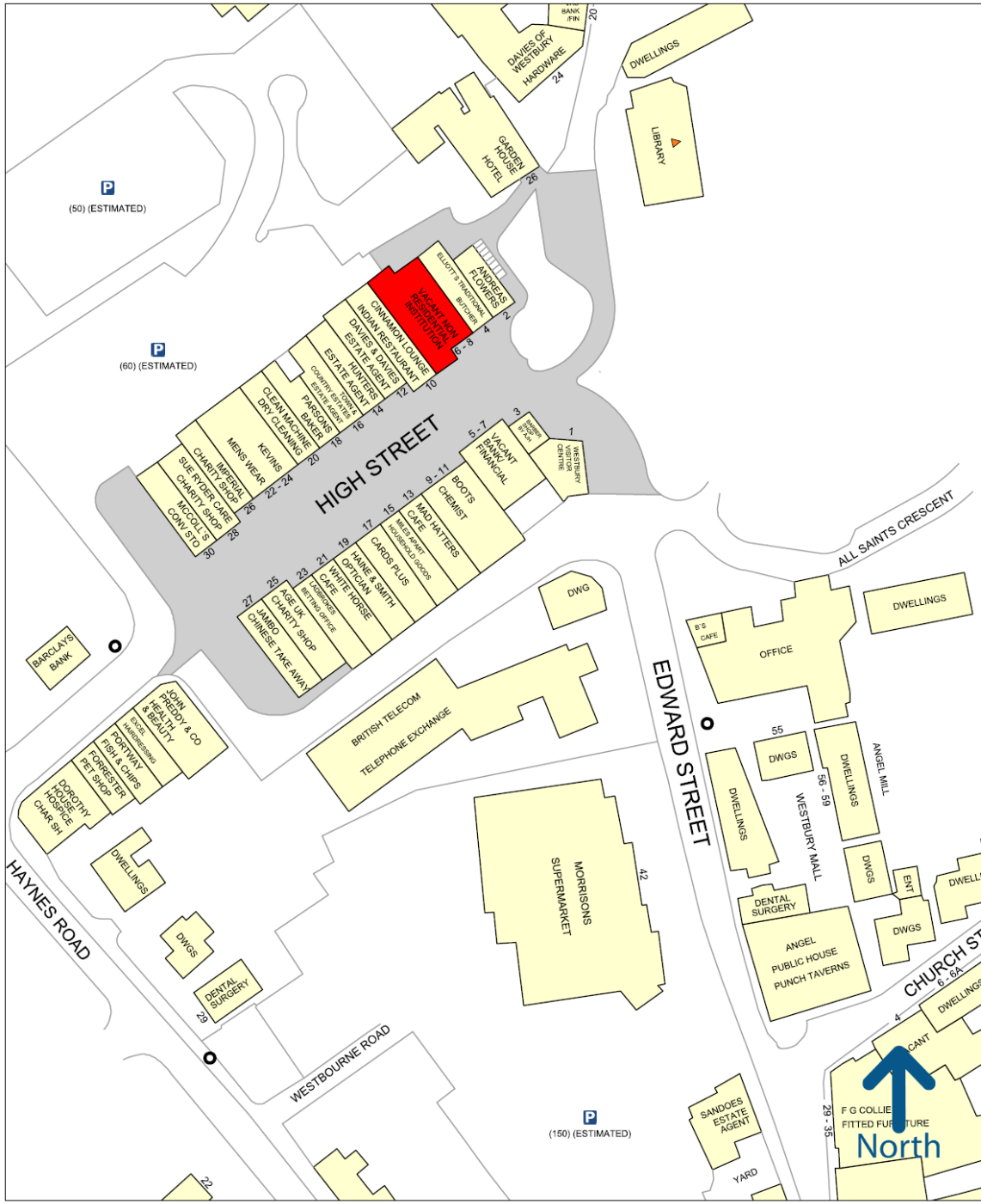
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of D-94.

VAT

VAT if applicable, will be charged at the standard rate.



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