



14 MARKET PLACE

Former Bank premises suitable for A2 (office) use, retail or other uses (subject to planning).
Approx 793 sq ft (73.72 sq m).

- | Ancillary space available if required
- | New lease
- | Free all day parking nearby

WINCANTON, BA9 9LH

TO LET £7,500 PA

**WOOLLEY
& WALLIS**

Location

The property is situated opposite the Bear Inn at the bottom of the High Street close to the junction with the one way system. In the near vicinity there is an interesting mix of local shops and eateries. There is a Boots The Chemist and a Coop food store nearby to the rear of which there is an all day car park in Carrington Way which is currently free of charge for periods of up to 12 consecutive hours. Wincanton is an attractive Somerset town with a population of close to 5,000. There is excellent access to the A303 and the town lies approximately 13 miles north of Shaftesbury and some 33 miles west of Salisbury. There are established industrial and commercial centres on the southern fringes of the town.

Description

The premises form part of the former Lloyds Bank building and comprise the main banking hall which is essentially open plan in nature and of regular shape. The existing cash desks and associated partitioning will need to be removed and WC facilities provided. The ancillary space to the rear of the banking hall is also available, if required, and comprises a further good sized room off which there is a safe as well as a smaller room. There are two parking spaces to the rear.

Accommodation

Approximate Net Internal Areas

Shop frontage 6.3 m (20' 8")
Shop depth 11.7 m (38' 5")

	m ²	ft ²
Retail area	73.7	793

The following ancillary areas are available in addition, if required:

Open Plan area	50.2	540
Room	15.5	167
Safe	12.9	139

* The ancillary areas are not included in the quoting rent.

Lease

The premises are available on a new lease for a term to be agreed.

Rent

£7,500 per annum
Rent is exclusive of VAT (if applicable), business rates (if applicable), buildings insurance and all other outgoings.

Business Rates

The current Rateable Value for the whole property including ancillary areas and further first floor

accommodation is £8,500. Assuming a letting of the banking hall area only, the rateable value will need to be reassessed.

The small business rate multiplier for the year 2018/19 is 48.0 p in the £. However, where the rateable value is £12,000 or less, eligible ratepayers will receive 100% small business rate relief and therefore no rates will be payable.

Services

We understand that mains electricity, water and drainage are all connected to the property.

Caution

Woolley and Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property and also whether VAT is applicable to this transaction.

Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing tenant.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2018

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