

RETAIL/OFFICE UNIT TO LET

32 Market Place

Warminster

BA12 9AR



Location

Warminster is a popular town in Wiltshire, located approximately 17 miles south of Bath and 21 miles north-west of Salisbury. The premises are located on Market Place, adjacent to **Coffee # 1** and close to **Boots Pharmacy**, **The Bath Arms (JDW)** and **Lloyds Bank**. Three Horsehoes Walk, anchored by **Iceland**, with occupiers including **Costa Coffee**, **Superdrug** and **Poundland**, is located opposite.

Accommodation

The premises provide the following approximate net internal floor areas:

Ground Floor Sales	816 sq ft	75.81 sq m
Ground Floor Ancillary	645 sq ft	59.92 sq m
First Floor Ancillary	1,138 sq ft	105.72 sq m
Second Floor Ancillary	827 sq ft	76.83 sq m
Basement Ancillary	334 sq ft	31.03 sq m

There is a large car park to the rear.

Tenure

The premises are held on a full repairing and insuring lease expiring 18th June 2027, subject to a tenant-only break option on 18th June 2022, at a passing rental of £29,000 pax.

Terms

Available by way of new sub-lease for a term to be agreed. Alternatively a new lease may be considered.

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT.

Costs

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

Rating Assessment

The premises have been entered into the 2017 Rating List as follows:

Rateable Value	£17,750
UBR 2021/2022	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Further Information

For further information or to arrange an inspection please contact:

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SUBJECT TO CONTRACT AND VACANT POSSESSION

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