



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 32 MARKET PLACE WARMINSTER BA12 9AR



## Ground floor and basement TO LET

- Former bank premises now with planning consent for Sui Generis Pizza Takeaway
- All other uses considered

**Available on a new lease with terms to be negotiated at a rental of £18,000 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Warminster is a popular town in Wiltshire, located approximately 17 miles south of Bath and 21 miles north-west of Salisbury.

The Substantial former bank is located in the centre of the town opposite the Three Horseshoes Walk Shopping Centre and next door to Coffee No1

The premises comprise ground floor and basement. The upper floors of the building are being retained by the landlords and converted into 3 residential units.

## ACCOMMODATION

### Ground floor

Sales 855 sq.ft. (79 sq.m.) Approx  
Office 310 sq.ft. (29 sq.m.) Approx  
Ancillary 292 sq.ft. (27 sq.m.) Approx.

Basement 443 sq.ft. (41 sq.m.) Approx  
Former bank vault plus boiler room

### Outside

2 back to back parking spaces within the rear yard

## RATEABLE VALUE - £19,750 from 1st April

The Rateable value will need to be reassessed as it currently includes the upper floors of the building

## PLANNING

Building is Grade II Listed  
Long established use as a bank within Class A2 office.

Planning consent for change of use of the ground floor and basement to Pizza Takeaway (sui Generis Use Class) granted 3rd February 2023.

Planning application No. PL/2022/05276

## EPC Rating C

## TENURE

Available on a new lease with terms to be negotiated at a rental of £18,000 p.a.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

