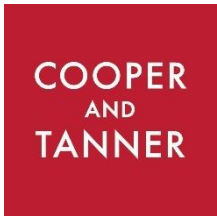


# Ground Floor Shop at 84 Market Place

Warminster, BA12 9AW



## Description

A self-contained, end terrace ground floor lock up shop most recently occupied by The Inkshop UK. Lightweight partitions have been installed to create a regular shaped level sales area to front, with storage, office, kitchen and WC to rear over split-level towards the rear. Dual frontage.

<b>Sales Area</b>	71.26 sq m	767 sq ft
<b>Ancillary</b>	9.56 sq m	103 sq ft
<b>Net Internal Area</b>	<b>80.82 sq m</b>	<b>870 sq ft</b>

Measured in accordance with RICS Property Measurement Statement (2<sup>nd</sup> Edition).



## Location

The property is situated on the edge of the Market Place, which is the primary shopping area of the town. It is considered a secondary trading but is within close proximity to the town's main car parks and walking distance to the railway station.

## To Let – £800 PCM

### Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Available on a new lease
- Full repairing and insuring equivalent basis
- Reviews and Break-Clauses at sensible intervals
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs
- 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. A copy of the full code can be downloaded from:-  
<http://www.leasingbusinesspremises.co.uk>

**Local Council:** Wiltshire Council

**Planning:** We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is not Listed, but it is within a Conservation Area.

**Business Rates:** A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £14,000 (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.

**EPC Rating:** D.

**VAT:** We understand that VAT is NOT 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  
Telephone 03450 347758

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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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.

