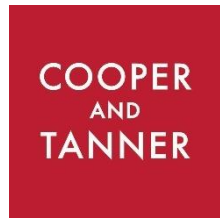


Unit 1, 1 Market Place, Warminster, BA12 9AY



Description

A self-contained, Grade II Listed, mid-terrace retail unit. Lightweight partition installed to create to split sales from ancillary, otherwise clear and ready for tenant fit-out. Recessed timber shopfront.

Ground Floor	138 sq m	1,484 sq ft
First Floor	114 sq m	1,229 sq ft
Second Floor (ladder access)	73 sq m	789 sq ft
Net Internal Area	325 sq m	3,502 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).



Internal width – 6.10m - 6.73m (20' – 22')
 Previous sales area depth – 19.35m (63' 6")
 Depth of the ground floor – 22.55m (73' 12")

Letting of whole or ground floor only.

Location

The premises occupy a good trading location within close proximity to the town's shopping centre and car park.

To Let - Terms on Application

Lease Terms

Flexible commercial lease terms.
Available with incentives.
Terms on Application.
Call 03450 347758 and speak to:
Jack McMullan, Jake Smith or Karen Carter
commercial@cooperandtanner.co.uk

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. Copy of the code available here:
<http://www.leasingbusinesspremises.co.uk>

EPC Rating: An EPC has been commissioned and will be available shortly.

Local Council: Wiltshire Council

Planning: We understand the unit benefits from consent for Class E – Retail, Restaurant and Service type uses. The unit is Grade II Listed and within the Warminster Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £23,500 (2023 List). This is not the rates payable. Will need to be re-assessed for a letting of part.

Services: We understand the unit benefits from connection to mains water, drainage and electricity. Services and appliances not tested.

VAT: VAT will be 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

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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.





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