

12 – 14 Market Place

Warminster, BA12 9AN

COOPER
AND
TANNER



To Let – £12,500pa

12 – 14
Market Place
Warminster
Wiltshire
BA12 9AN

To Let - £12,500pa Excl.

Description

Prominent retail premises within the centre of Warminster available immediately on new lease terms. Well suited to a number of retail or professional service type uses.

Double fronted retail unit, originally two shop units, now creating a principal retail area of approximately 750sqft plus office/store of 50sqft. Rear of this is a kitchen and landing leading to basement.

Retail Area:

Max Internal Width – 8.2m

Max Internal Depth – 9.25m

At basement level there are four areas utilised for storage extending to approximately 490sqft together with WC and access onto Chinns Court.

Net Internal Area approx.: 120sqm / 1,290sqft

We understand that mains water, electric, drainage are connected. Electric heating.

Lease Terms

Available immediately on new lease terms to be negotiated. Suggested minimum terms:

- New 5-year internal (and shopfront) repairing lease
- Tenant to reimburse insurance premium
- Upward-only rent review at the 3rd anniversary
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Deposit subject to references/credit checks.

Location: [What3Words///alley.plotter.beast](http://What3Words:///alley.plotter.beast)

Central location within Warminster town centre at the entrance of Chinns Court and nearby notable occupiers such as Costa Coffee, Vision Express and Haine & Smith Opticians.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning: Last occupied as a mobile phone retail shop, historically used as a café premises. Parties to satisfy themselves on planning usage. We understand 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 £19,000 (2023 List). This is not the rates payable.

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

EPC Rating: Energy Efficiency Rating of 97/D, however this certificate has expired and awaiting new certificate.

VAT: VAT is NOT payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited**

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COMMERCIAL

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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.



