

# 20, 22 and 24 Market Place

Warminster, Wiltshire, BA12 9AN

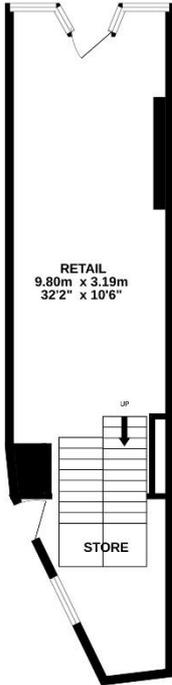
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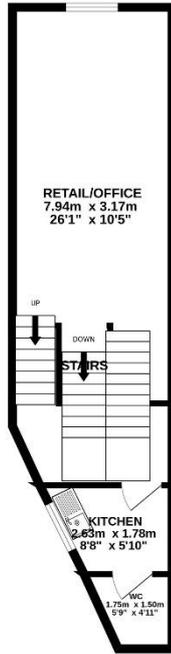
Prominent town centre investment and redevelopment opportunity comprising three retail units (one let and two vacant) plus living accommodation, ancillary building, and substantial garden. Part let to RSPCA at passing rent of £19,000pa. Grade II listed.

**For Sale £550,000**

GROUND FLOOR  
37.5 sq.m. (404 sq.ft.) approx.



1ST FLOOR  
36.1 sq.m. (388 sq.ft.) approx.



2ND FLOOR  
28.3 sq.m. (304 sq.ft.) approx.



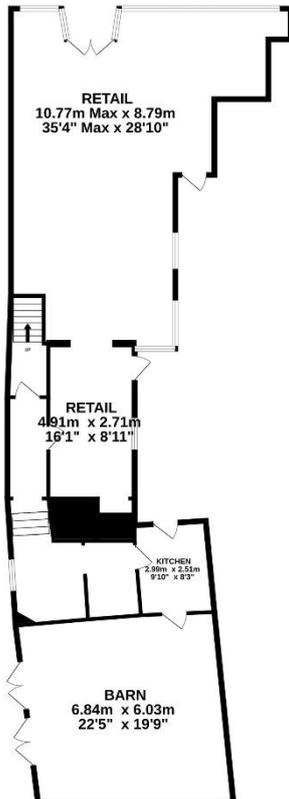
3RD FLOOR  
8.2 sq.m. (88 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1185 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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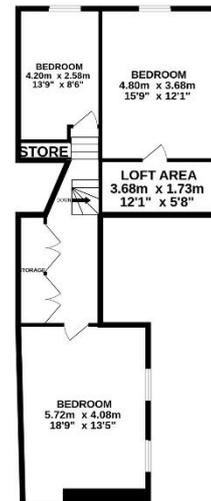
GROUND FLOOR  
140.3 sq.m. (1511 sq.ft.) approx.



1ST FLOOR  
78.6 sq.m. (846 sq.ft.) approx.



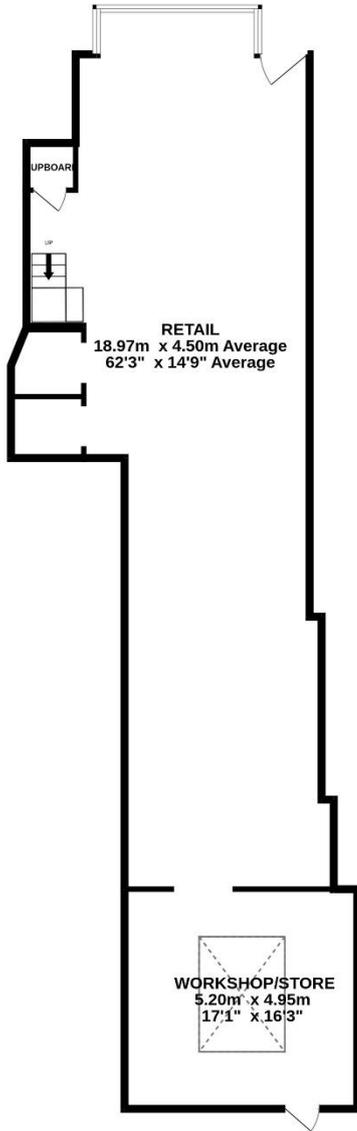
2ND FLOOR  
69.5 sq.m. (748 sq.ft.) approx.



TOTAL FLOOR AREA : 288.4 sq.m. (3104 sq.ft.) approx.

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GROUND FLOOR  
128.2 sq.m. (1380 sq.ft.) approx.

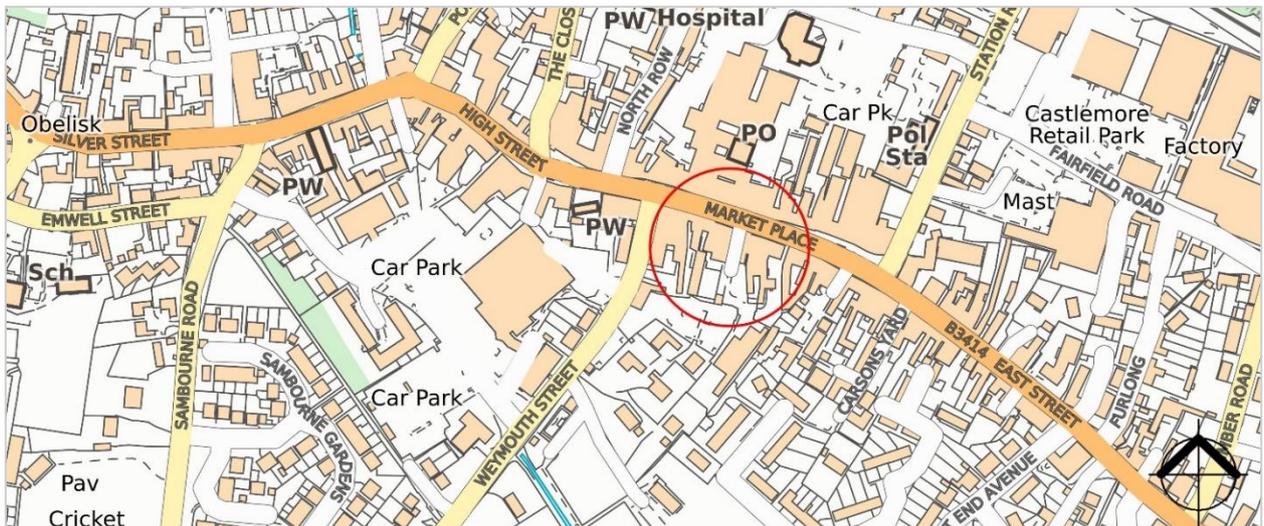


1ST FLOOR  
103.7 sq.m. (1116 sq.ft.) approx.



TOTAL FLOOR AREA: 231.9 sq.m. (2496 sq.ft.) approx.

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### Description

Town centre investment and redevelopment or renovation opportunity comprising a terrace of three retail units and a three bedroom maisonette over number 22. Grade II listed buildings in need of modernisation and improvement. Significant garden at the rear with a total plot sized extending to approximately 0.25 acres.

#### 20 Market Place - Vacant

Retail unit with ancillary uppers and basement. Traditional dual frontage opens into a retail area, store and on the half landing between the ground and first floor is a WC and kitchenette. First floor office space with second floor ancillary storage. Previously marketed at £10,500 per annum.

#### 22 Market Place - Vacant

Substantial retail premises with a large three bedroom maisonette over and former two storey barn/storage building attached at the rear. Basement.

There is also access leading from Chinns Court via a Right of Way.

#### 24 Market Place - Tenanted.

Two storey retail premises currently occupied by RSPCA (North Wiltshire Branch) charity shop. Lease dated 28<sup>th</sup> August 2018, term ending on and including 27<sup>th</sup> August 2025. Passing rent £19,000pa. Full lease details available upon request at Vendors discretion.

In need of full renovation but offers scope for reconfiguration, potential split up and development of the uppers and rear. Subject to any necessary consents.

Externally there is a substantial and private garden to the rear leading from a 'dog leg' courtyard area to the rear of No. 22.

Note: Indicative floor plans will be available.

### Viewings

By appointment only through the sole agents.

**Cooper and Tanner Commercial Department**

**Tel. 03450 34 77 58**

### Location

Situated within the town centre off Market Place adjacent Chinns Court and nearby notable occupiers such as Coffee #1, Boots, Whetherspoons. To the rear of the property is Weymouth Street car park.

**W3W///shack.merchant.protester**

### Tenure

Freehold. 24 Market Place will be sold subject to the occupational lease. 20 and 22 Market Place, including the garden at the rear, are being offered with vacant possession.

### Planning

Local authority – Wiltshire Council. Grade II listed and within the Warminster Conservation area. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

### Business Rates/Council Tax

20 - £9,900

24 - £22,750

22 - £21,000

(Rateable values not rates payable)

Council Tax: Maisonette (22) – Band B

### EPC Rating

20 – D/91, valid 2029. Area 104sqm.

22 – C/73, valid 2034. Area 103sqm.

Flat 22 – E/39, valid May 2034. Area 139sqm.

24 – C/65, valid 2034. Area 223sqm.

### VAT

VAT is not payable on the purchase price.

### Services

We understand that each of the properties benefit connection to mains water, electricity and drainage on separate supplies. Not tested. Purchasers must satisfy themselves in respect of location and capacity of any services.

### Asbestos

An asbestos management survey has been commissioned and will be available on request.

## 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.

