



EPC First Floor C/65

Service Charge to be confirmed

Retail & Leisure Opportunities at
Three Horseshoes Walk
Warminster

COOPER
AND
TANNER



Three Horseshoes Walk Shopping Centre, Warminster – Identification Plan

See plan overleaf for unit layout



Retail and Leisure Opportunities at Three Horseshoes Walk Warminster, BA12 9BT

First Floor Unit – Price on Application

Situation

Three excellent opportunities to lease prominent retail or leisure accommodation within the Three Horseshoes Walk precinct.

The Three Horseshoes offers prime retail commercial space within the heart of Warminster and benefits from the adjoining free car park. The precinct generates an estimated footfall of nearly 60,000 people per week*.

There are a number of nearby notable occupiers including Peacocks, Costa Coffee, Iceland, WH Smiths, Specsavers, Superdrug, Card Factory, Holland and Barrett and The Works amongst others.

Service Charge for 2018 approximately £1,419pa.

First Floor Unit

D2 leisure opportunity ideally suited to a gym type user. The property is accessed by a shared lobby area 27.87m² (300ft²). Stairs and lift access to the first floor space measuring 513.08m² (5,532ft²)

Service Charge to be re-assessed.

Lease Terms

New effectively FR & I lease on a term to be agreed and subject to 5 yearly rent reviews.

Agents Notes

1. Tenancies are subject to satisfactory references.
2. It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has not been commissioned, and where required this will be the responsibility of the ingoing tenant.
3. 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. Copies of the Code can be obtained from <http://www.lettingbusinesspremises.co.uk>
4. Measurements provided by joint agents and have not been verified by Cooper and Tanner.
5. *Figure provided by New River and not verified.

Joint Letting Agents

Jackson Criss, London



Local Council: Wiltshire Council ☎: 0300 456 0100

Business Rates:
First Floor – To be reassessed.

Services: Prospective tenants to make own enquiries.

VAT: We understand that VAT is not payable on the rent.

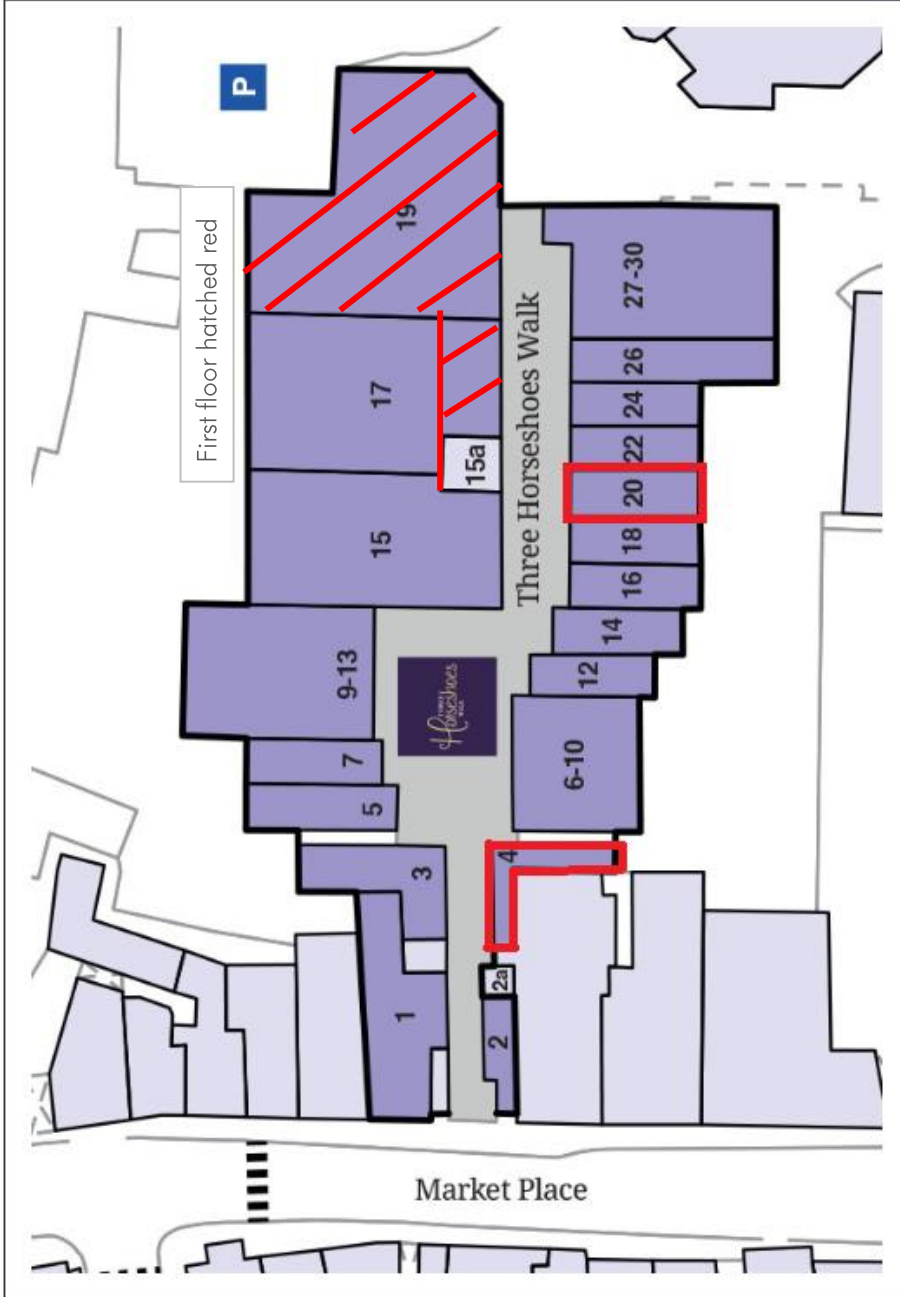
Tenure: New lease to be negotiated.

EPC Ratings:
First Floor – C/65

Viewing: By appointment through the joint letting agents Cooper and Tanner LLP. Telephone 03450 347758

Shop Directory

Unit 1	Costa Coffee
Unit 2	Griffins Jewellers
Unit 2a	The Beauty Studio
Unit 3	Thorntons/Card Box
Unit 5	Card Factory
Unit 6 - 10	WHSmith & Post Office
Unit 7	Thomas Cook
Unit 9 - 13	Superdrug
Unit 12	Cutting Bar
Unit 14 - 16	Dorothy House Hospice Care
Unit 15	Peacocks
Unit 15a	RACS
Unit 17	Pep&Co/Poundland
Unit 18	Greggs
Unit 19	Iceland
Unit 20	Vacant
Unit 22 - 24	British Red Cross
Unit 26	Specsavers
Unit 27 - 30	Vacant



THREE
Horseshoes
WALK

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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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