

4 High Street

Warminster, BA12 9AE

Colliers

Freehold for Sale

Ground & first floor retail unit, plus a 1-bedroom flat

Retail Unit is sold with Vacant Possession



Location

The property is situated in a prime location on Warminster High Street, a historical market town in Wiltshire. The property is one of the oldest buildings in Warminster.

Occupiers in the immediate vicinity primarily include independent operators, with majority of national operators located on Market Place and in Three Horseshoes Walk. National retailers in the town include Waitrose, Lidl, Iceland, Superdrug, Costa, Sports Direct and Boots.

Accommodation

The property comprises a retail unit arranged over ground and first floors, comprising the following net internal floor areas:

Ground Floor	3,028 sqft	281 sqm
First Floor	867 sqft	80.5 sqm

There is a 1-bedroom flat located at the rear of the property, with access from North Row.

Tenure

The freehold is available for sale with Vacant Possession.

Guide Price

Offers in excess of £350,000 exclusive of VAT

Tenancies

The retail unit is currently vacant.

The first floor flat is let on an AST on a monthly rolling contract at a rent of £550 pcm.

Rates

We have been advised the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£24,750
UBR (2023/24)	49.9p
Rates Payable	£12,350

Interested parties are advised to make their own enquiries to the Local Authority.

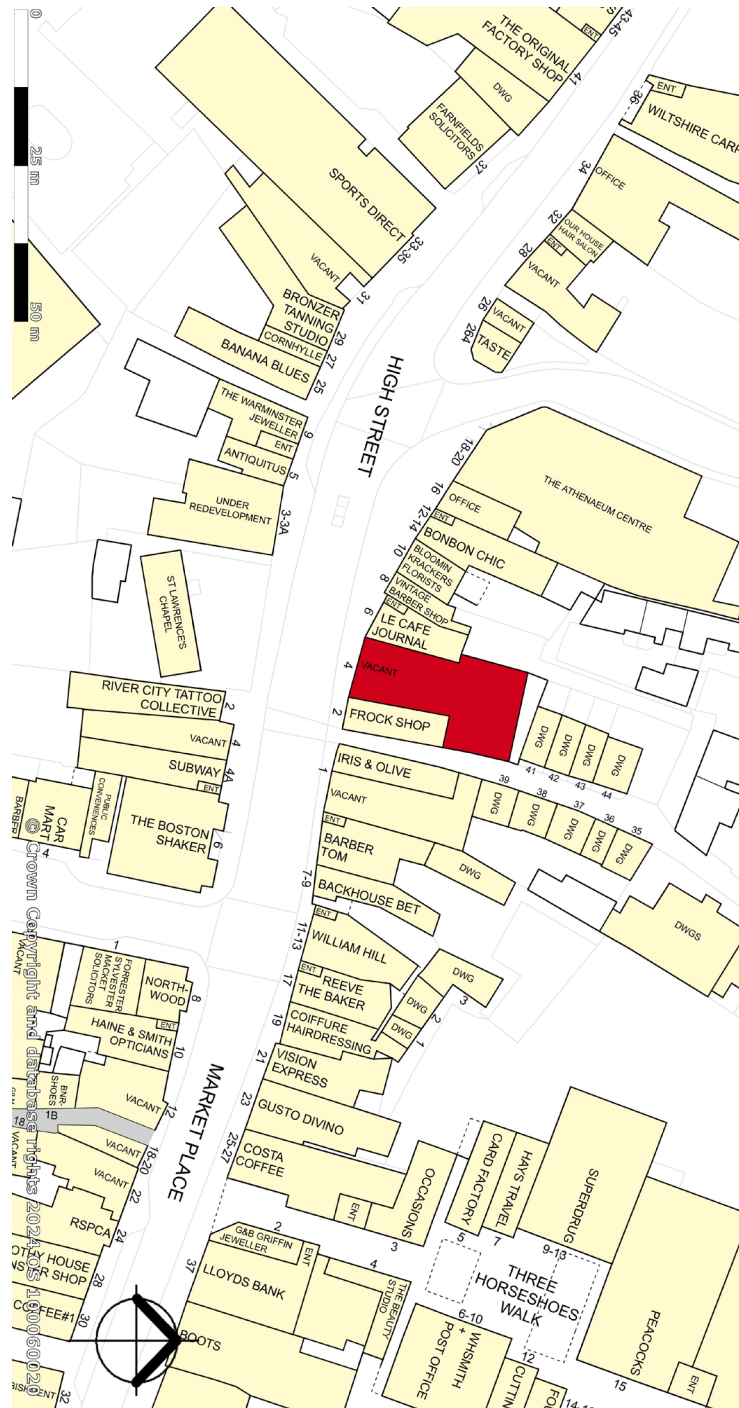
Costs

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available on request.

[Colliers.com/uk/retail](https://www.colliers.com/uk/retail)



Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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