



Primmer Olds **BAS**

TO LET

Ground Floor Lock Up Shop in Popular Market Town

44-46 MARKET PLACE, WARMINSTER, WILTSHIRE BA12 9AN

KEY FEATURES

- 100% Small Business Rates Relief (subject to eligibility)
- Total Net Internal Area 754 Sq. Ft. (70.17 Sq. M.)
- Town centre location benefiting from a double frontage
 - Arranged over ground floor and basement
- Neighbouring occupiers include Reeve The Baker, Boots Pharmacy, Coffee #1, JD Wetherspoon, Co-op Travel.



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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44-46 MARKET PLACE

DESCRIPTION

Warminster is an attractive market and garrison town situated in the heart of Wiltshire some 17 miles south of Bath and 21 miles north-west of Salisbury.

The premises occupy an excellent trading position within Warminster's principal shopping thoroughfare. Nearby occupiers include Reeve The Baker, Boots Pharmacy, Coffee #1, JD Wetherspoon, Co-op Travel

The property comprises a double fronted shop unit with rear office, storeroom and WC together with additional basement storage.

The premises have been left empty by the previous lessee for some time and will be offered with the benefit of works to bring the premises back to tenantable condition prior to the commencement of any new lease.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales	411	38.23
Office	111	10.36
Basement	232	21.58
Total Internal Area	754	70.17

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

EPC

Asset Rating D77

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

TERMS

By way of a new full repairing and insuring lease for a term to be agreed at £12,500 per annum exclusive of rates and VAT and all other outgoing. Please note that the premises are opted to tax, so VAT is payable on top of all rents

RATES

Rateable Value £12,000

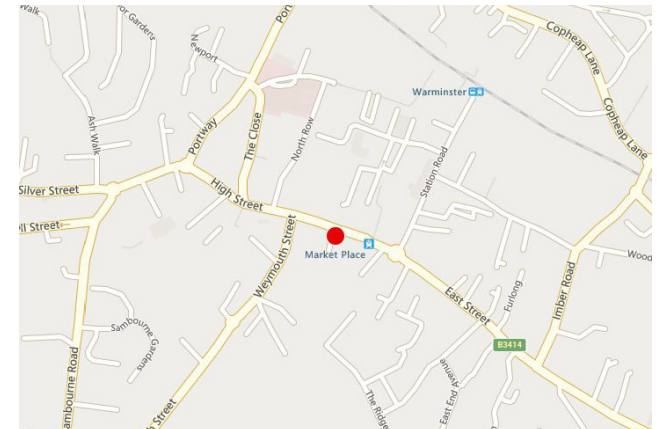
Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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