



TO LET

Shop Unit
Net Sales Area
618 sq ft (57.41 sq m)

- Ground Floor Shop Unit
- Town Centre Position
- Open Plan Sales Area
- Rear Ancillary Space
- Shared Rear Service Yard
- Available on New Lease

High Street, Warminster

45 High Street, Warminster, BA12 9AQ

LOCATION

Warminster is a busy market town with a district population of 18,200 (Source: 2021 Census). Located 17 miles southeast of Bath, 22 miles northwest of Salisbury via the A36, 9.5 miles south of Trowbridge and 16 miles north of Shaftesbury via the A350.

The property occupies a town centre trading position fronting the High Street, which forms the B3414, close to the junction with George Street and Portway, with other nearby traders including New Image Hair Salon, Domino's Pizza, The Original Factory Shop, Wiltshire Carpets and Flooring, My Dentist and Love Hair & Nails Salon.

DESCRIPTION

The premises comprise a ground floor retail shop with a recessed front entrance way leading to an open plan sales area. The rear section of which has been partitioned to provide ancillary storage space, to the rear of which is additional office/staff space with separate WC's, together with a rear store facility with vehicular access via a shared rear yard/parking area.

PLANNING

The premises have been used for Class A1 (Retail) use, now incorporated within Class E (Economic, Business & Services Use). Potential for Class A5 (Hot Food Takeaway) use may be possible.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Gross Frontage	16' 4"	(4.98 m)
Net Frontage	13' 11"	(4.24 m)
Internal Width	15' 3"	(4.65 m)
Widening to Shop Depth	17' 6"	(5.33 m)
(max)	38' 10"	(11.84 m)

Net Sales Area	618 sq ft	(57.41 sq m)
Rear Ancillary	339 sq ft	(31.49 sq m)
Separate WC's		

LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£10,950 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £8,000.*

Rates payable for year ending 31/03/26: £3,992.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

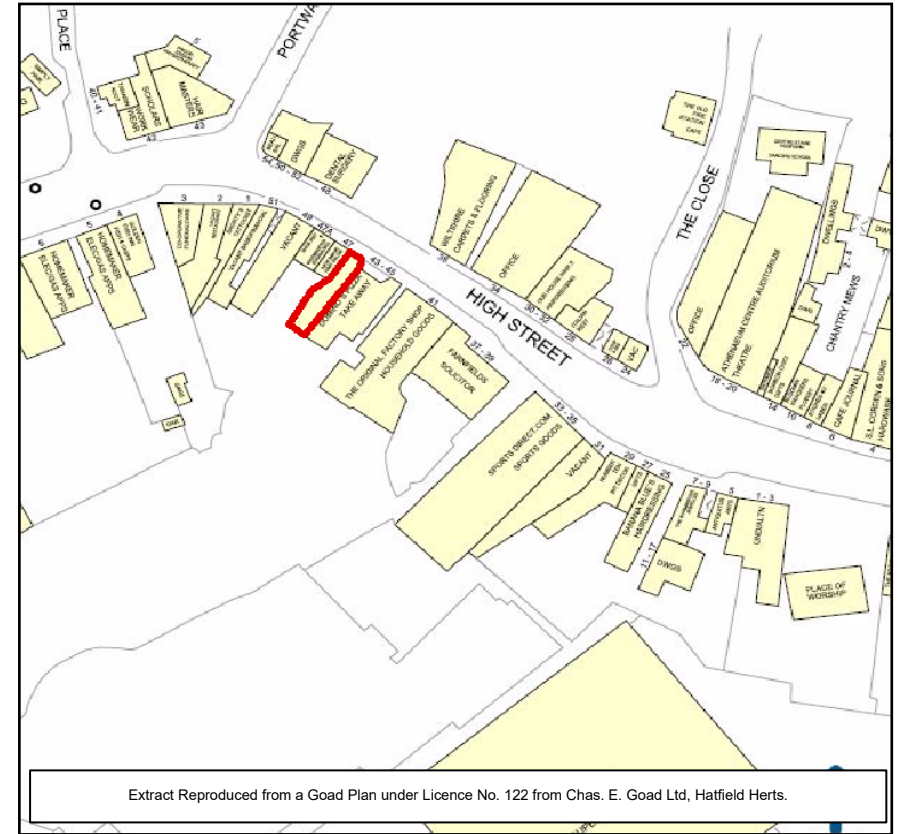
**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



ENERGY PERFORMANCE

The EPC is awaited on completion of refurbishment works.

VIEWING

Strictly by appointment only.

Ref: SML/JW/19650

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