



TO LET

Retail Unit
2020 sq ft (187.66 sq m)

- Prominent Trading Location
- Adjacent Co-op Convenience Store
- Customer Parking - 18 Spaces
- Large Residential Catchment
- Close to A350/A36 Junction
- Former Vets - (Class E Use)
- Return Display Window Frontage
- Existing Partition Layout can be made Open Plan

Victoria Road, Warminster

Unit 2/3, 36 Victoria Road, Warminster, BA12 8HF



LOCATION

Warminster is a large market town situated in the heart of Wiltshire on the A36, 22 miles north west of Salisbury and 17 miles south east of Bath. Serving a local population of 18,200 approx. and a county population of 510,300 (Source: 2021 Census). In addition to the resident population, a substantial military garrison is based in Warminster.

The property occupies a prominent trading location adjoining Co-op Convenience Store, approximately 1 mile west of the town centre, fronting Victoria Road at the junction with Grovelands Way, within a large surrounding residential catchment, with access to the main A36/A350 arterial routes.

DESCRIPTION

The premises have a glazed display frontage with double entrance doors and comprise a ground floor retail unit, currently arranged as a former veterinary surgery, with separate dog grooming salon, benefiting from a fitted suspended ceiling with recessed lighting, vinyl floor covering, painted internal walls, with various partitioned rooms, which can be removed, if required, to suit an incoming tenant's use.

In addition, there is an adjoining shared customer car park with rear loading access.

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.

PLANNING

The property has been used as a veterinary surgery and dog groomer's, now incorporated within Class E (economic, business and services use). 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.

ACCOMMODATION

Net Frontage	31' 0"	(9.45 m)
Return Frontage	16' 1"	(4.90 m)
Internal Width	36' 6"	(11.13 m)
Shop Depth	55' 4"	(16.87 m)
Gross Internal Area	2020 sq ft	(187.66 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review at the end of the 5th year. There is a service charge payable towards the upkeep and maintenance of the common areas of the site.

RENT

£38,000 per annum exclusive.

VAT

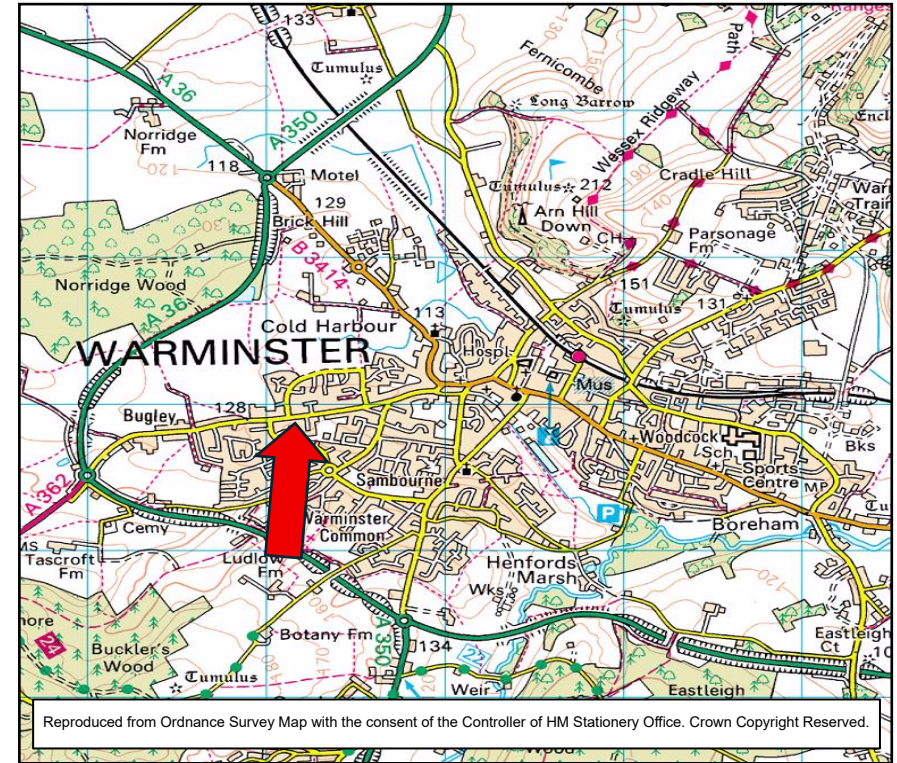
VAT is payable on the rent.

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.



BUSINESS RATES

	Rateable Value:*	Rates payable for year ending 31/03/27:**
No. 36a	£15,250	£6,588
No. 36b	£4,250	£1,836

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

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

ENERGY PERFORMANCE

The property has an EPC rating of A18 for Unit 2 and A15 for Unit 3.

VIEWING

Strictly by appointment only.

Ref: SL/JW/19994

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