

# WARMINSTER

## 55-56 Market Place, BA12 9AN

**TO LET/ MAY SELL**



### LOCATION

Warminster is a historic market town in Wiltshire, located approximately 17 miles south of Bath and 30 miles northwest of Salisbury. The town is well-connected, with Warminster railway station offering direct connections to Bath, Salisbury, and Cardiff.

The property occupies a prime position on the High Street, surrounded by a mix of independent and national retailers. Nearby occupiers include Boots, Costa Coffee, and WHSmith, benefiting from high footfall in this busy retail area.

### ACCOMMODATION

The property provides the following approximate areas;

<b>Ground Floor:</b>	<b>13,630 sq ft</b>	<b>1,266 sq m</b>
<b>First Floor:</b>	<b>1,638 sq ft</b>	<b>152 sq m</b>
<b>TOTAL:</b>	<b>15,268 sq ft</b>	<b>1,418 sq m</b>

### Description

The property is capable of subdivision to provide two large space retail units. Each unit would have rear loading and car parking.

There is additional residential accommodation on the upper floors. Parts of which are let on ASTs.

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

### RENTAL

£120,000 per annum exclusive for the whole, or £60,000 per annum exclusive for a split.

### Business Rates

Available upon request.

### EPC

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### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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