

# 9-11 East Street, Warminster, Wiltshire BA12 9BY

COOPER  
AND  
TANNER



**£275,000 Freehold**

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A Grade II Listed multi-let mixed-use investment property, situated on the northern side of East Street on the eastern part of Warminster town centre.

Offered with Vacant Possession of the ground floor commercial unit – East Street Accounting will relocate prior to any sale.

Currently producing an aggregate gross income of £11,760 per annum – see overleaf for further details – potential to increase the rental income by external let of ground floor space.

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## £275,000 Freehold

### LOCATION

Warminster is a town with a direct population of circa 18,000 and located approximately 18 miles south-west of Bath and 22 miles north-west of Salisbury.

Situated on the north side of East Street where there is a mix of independent retailers and hot-food takeaways. Close proximity to the prime shopping area and Waitrose Supermarket.

**WHAT3WORDS** // tentacles.tonal.tutored

### DESCRIPTION

A shop/office with a sales area of approximately 30 sq m / 325 sq ft, an office of 10 sq m / 107 sq ft and a further 17 sq m / 181 sq ft of ancillary space. – Net Internal Area of 57 sq m / 613 sq ft.

Suitable for a range of general retail or office type uses. Primary access to the shop/office is via the recessed stepped entrance to the front.

11B is a first floor 1-bedroom flat of approximately 47 sq m / 507 sq ft, with separate living room, kitchen and bathroom. Currently let on an AST at £565 per calendar month from 21/08/2023.

11A is second-floor studio flat of approximately 31 sq m / 335 sq ft and currently let on an AST at £415 per calendar month from 21/08/2023.

**Local Council:** Wiltshire Council

**Business Rates:** Ground Floor Shop: £6,200 (2023 List) up from £5,600 (2017 List)

**Council Tax:** 11A: Band A; 11B: Band A

**Services:** We understand that mains electricity, water and drainage are connected. No gas. Services and appliances not tested.

Residential tenants found by our firm.

The living accommodation and secondary entrance to the commercial is accessed at the rear of the building. No external space to note. No dedicated car parking available. R.O.W and 'flying freehold' exist over the passageway to side.

### PLANNING

Grade II Listed and within the Warminster Conservation Area. Understood the ground floor has consent for commercial, service and business uses within Class E and the 2x residential units are Class C3 (dwellings). Any planning related questions should be directed to the local planning authority – Wiltshire Council.

### FREEHOLD TERMS

Asking Price of £275,000. Available with vacant possession of the ground floor but subject to and with the benefit of the existing assured short-hold tenancies on the residential.

**Tenure:** Freehold subject to tenancies on part

### Energy Performance Certificates:

Commercial: 75C

Residential: 11A: 58D and 11B: 77C

**VAT:** The property is not elected for VAT.

**Viewing:** Strictly by appointment only through the agents **Cooper and Tanner 1908 Ltd.**

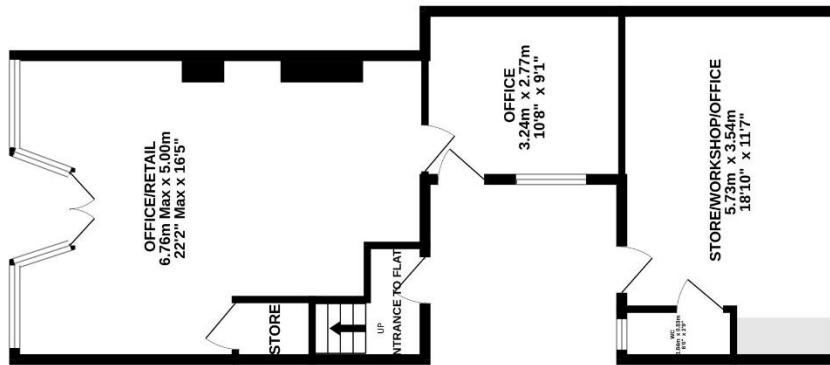
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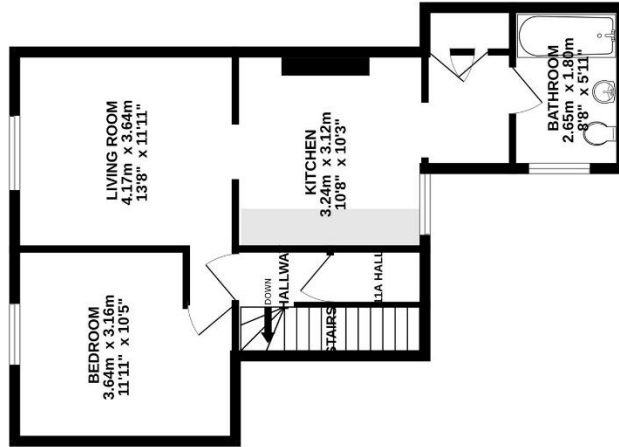




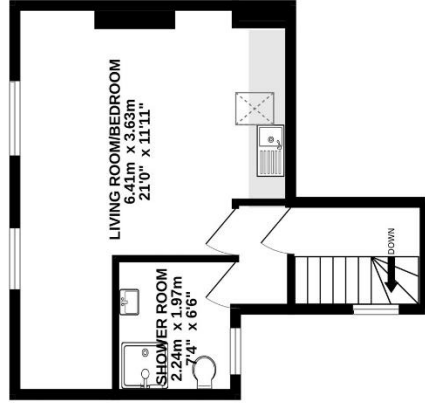
GROUND FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR IIB  
47.1 sq.m. (507 sq.ft.) approx.



2ND FLOOR IIA  
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA: 139.1 sq.m. (1,497 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan has not been tested and no guarantee as to their operability or efficiency can be given.

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## COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

14 High Street, Midsomer Norton BA3 2HP

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