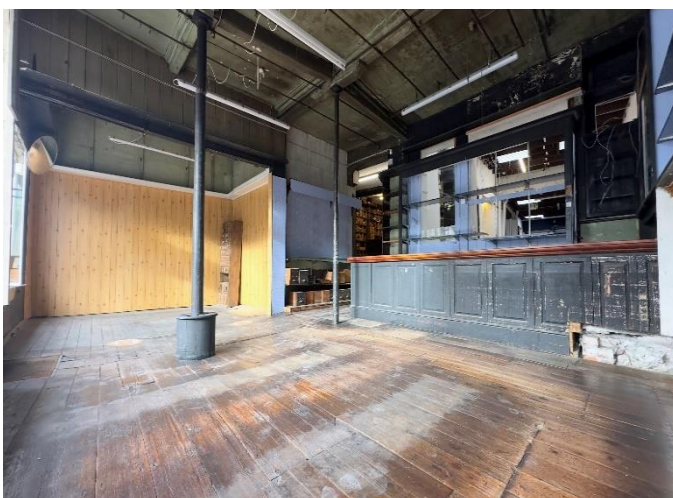


4 High Street, Warminster, BA12 9AE

Ground and first floor shop with one bedroom flat

COOPER
AND
TANNER



Guide Price £350,000 Freehold

4 High Street Warminster Wiltshire BA12 9AE

Guide Price - £350,000 Freehold

Description

An historic mixed-use property situated within the centre of the town and holding a prominent position on the High Street. It is believed to be one of the oldest buildings within the town and boasts traditional features inside and out. It was last used occupied as a traditional hardware store but offers scope for alternative uses, subject to necessary consents, and will appeal to owner occupiers or investors.

The property comprises a charming retail unit arranged over ground and first floors and providing the following floor areas:

Ground floor*	3,028 sqft	281 sqm
First floor*	867 sqft	80.5 sqm
Flat approx.**	581 sqft	54 sqm
Total:	4,476 sqft	415.5 sqm

*Net Internal | **Gross Floor Area. Measurements provided by joint agents/other sources.

The one bedroom flat is accessed via the rear of the property off North Row and will be sold subject to the existing occupation. A six month assured shorthold tenancy commenced 9th February 2024 with a rent of £625 PCM.

Planning

We understand the unit is Listed Grade II and within a Conservation Area. Prospective purchasers must satisfy themselves in respect of any current, previous, or potential planning position.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Rateable Value of £ £24,750 (2023 List). This is not the rates payable.

Council Tax Band

Band A

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating of TBC
Flat EPC E/53.
Copies available upon request.

Asbestos

We do not currently hold an Asbestos Management Survey for the Property.

Tenure

Freehold. Shop/retail element vacant possession. Flat subject to existing occupation/AST. The property is available by Private Treaty and offers are being invited beyond the guide price of £350,000.

**COOPER
AND
TANNER**

Viewings by appointment only through the joint agents.

Cooper and Tanner – Tel. 03450 34 77 58

Commercial@cooperandtanner.co.uk

Joint Agents - Colliers

Agent Contact – Megan Orr

Colliers

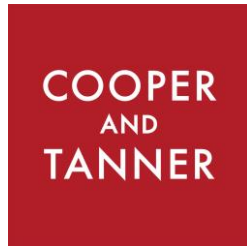


COMMERCIAL

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

