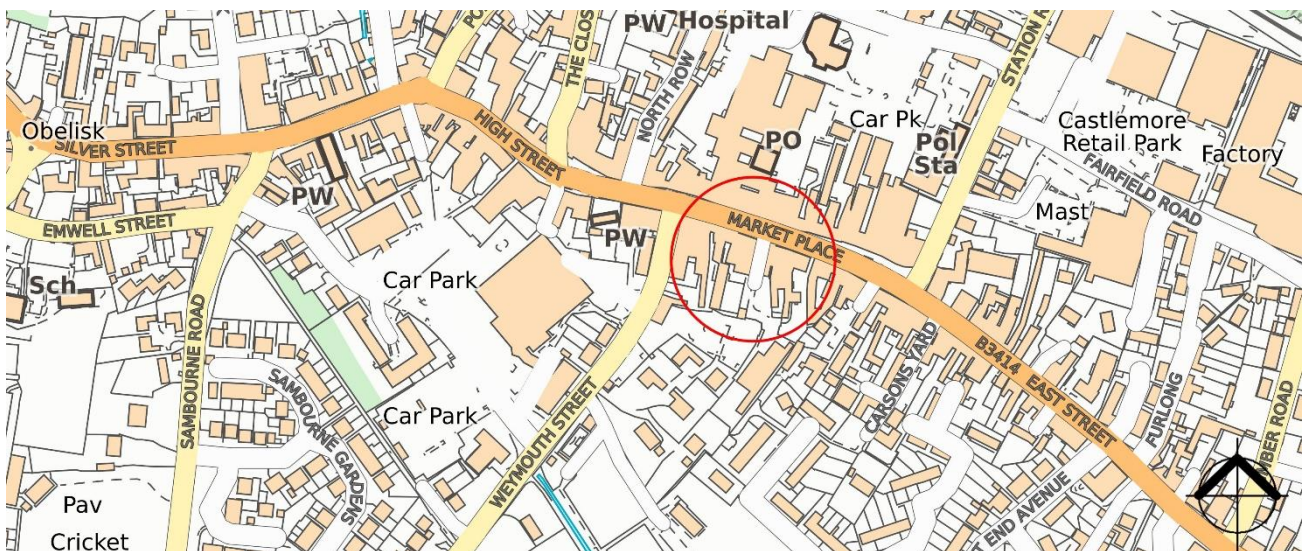


20, 22 and 24 Market Place

Warminster, Wiltshire, BA12 9AN

COOPER
AND
TANNER



Prominent town centre investment and redevelopment opportunity comprising three retail units (one let and two vacant) plus living accommodation, ancillary building, and substantial garden. Part let to RSPCA at passing rent of £19,000pa. Grade II listed.

For Sale £550,000



Description

Town centre investment and redevelopment or renovation opportunity comprising a terrace of three retail units and a three bedroom maisonette over number 22. Grade II listed buildings in need of modernisation and improvement. Significant garden at the rear with a total plot sized extending to approximately 0.25 acres.

24 Market Place - Tenanted.

Two storey retail premises currently occupied by RSPCA (North Wiltshire Branch) charity shop. Lease dated 28th August 2018, term ending on and including 27th August 2025. Passing rent £19,000pa. Full lease details available upon request at Vendors discretion.

22 Market Place - Vacant

Substantial retail premises with a large three bedroom maisonette over and former two storey barn/storage building attached at the rear. Basement.

There is also access leading from Chinns Court via a Right of Way.

In need of full renovation but offers scope for reconfiguration, potential split up and development of the uppers and rear. Subject to any necessary consents.

20 Market Place - Vacant

Retail unit with ancillary uppers and basement. Traditional dual frontage opens into a retail area, store and on the half landing between the ground and first floor is a WC and kitchenette. First floor office space with second floor ancillary storage. Previously marketed at £10,500 per annum.

Externally there is a substantial and private garden to the rear leading from a 'dog leg' courtyard area to the rear of No. 22.

Note: Indicative floor plans will be available.

Viewings

By appointment only through the sole agents.

Cooper and Tanner Commercial Department

Tel. 03450 34 77 58

Location

Situated within the town centre off Market Place adjacent Chinns Court and nearby notable occupiers such as Coffee #1, Boots, Whetherspoons. To the rear of the property is Weymouth Street car park.

W3W///shack.merchant.protester

Tenure

Freehold. 24 Market Place will be sold subject to the occupational lease. 20 and 22 Market Place, including the garden at the rear, are being offered with vacant possession.

Planning

Local authority – Wiltshire Council. Grade II listed and within the Warminster Conservation area. Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

Business Rates/Council Tax

24 - £22,750

22 - £21,000

20 - £9,900

(Rateable values not rates payable)

Council Tax

Maisonette at 22 Market Place – Band B

EPC Rating

24 – TBC

22 – TBC

20 – D/91, Valid 2029. Area 104sqm.

VAT

VAT is **not** payable on the purchase price.

Services

We understand that each of the properties benefit connection to mains water, electricity and drainage on separate supplies. Not tested. Purchasers must satisfy themselves in respect of location and capacity of any services.

Asbestos

An asbestos management survey has been commissioned and will be available on request.

COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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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.

