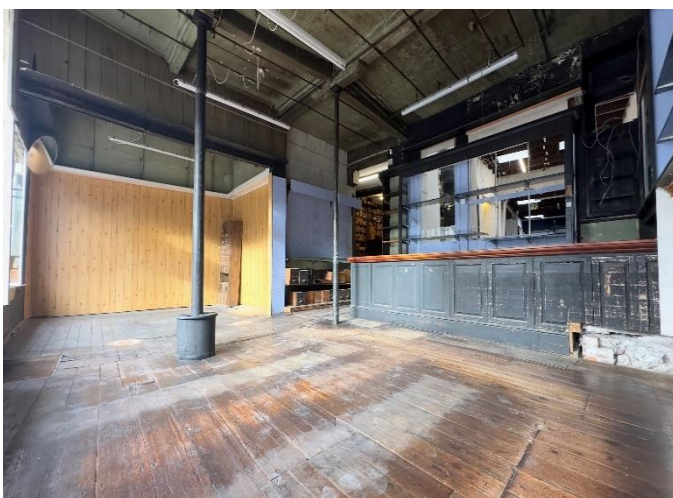


# 4 High Street, Warminster, BA12 9AE

Ground and first floor shop

COOPER  
AND  
TANNER



Rent £20,000 per annum

# 4 High Street Warminster Wiltshire BA12 9AE

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## Rent £20,000 per annum

### 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
<b>Total:</b>	<b>3,895 sqft</b>	<b>365.5 sqm</b>

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

There is side access from North Row for loading and unloading and for access to the rear of the shop.

### Planning

We understand the unit is Listed Grade II and within a Conservation Area.

### 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.

### 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

Leasehold.

**COOPER  
AND  
TANNER**

Viewings by appointment only through agents.  
**Cooper and Tanner – Tel. 03450 34 77 58**  
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