

# Warminster

## 49 Market Place

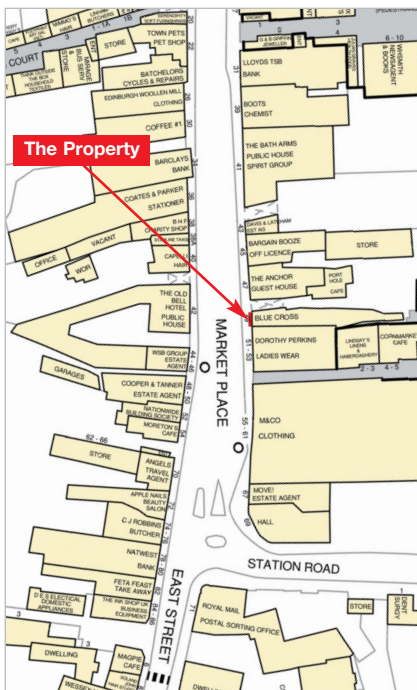
### Wiltshire

### BA12 9AZ

- Freehold Shop Investment
- Let to Co-operative Group Food Ltd until 2025 (no breaks)
- Shop sub-let to Blue Cross Charity
- Attractive market town
- Rent Review 2015
- Current Rent Reserved

**£26,500 pa**

**COMPLETION 30TH APRIL 2013**



**Tenure**  
Freehold.

**Location**  
Warminster is an attractive market town situated midway between Bath and Salisbury, with Trowbridge some 8 miles to the north. The town is located at the junction of the A350 and A36, the latter giving direct access to the A303.

The property is situated in the local Conservation Area and is located on the north side of Market Place. Adjacent is the Cornmarket Shopping precinct which in turn provides pedestrian access to the public car park at the rear. Occupiers close by include Dorothy Perkins, M & Co, Boots, Lloyds TSB and Barclays Banks, Edinburgh Woollen Mill and Costa Coffee.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with basement together with self-contained first and second floor offices above which benefit from both separate access from the Market Place frontage and from within the shop.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b> (incl. entrance to offices)	6.21 m	(20' 4")
<b>Net Frontage</b>	4.00 m	(13' 2")
<b>Shop Depth</b>	18.06 m	(59' 4")
<b>Built Depth</b>	41.32 m	(135' 6")
<b>Basement</b>	30 sq m	(287 sq ft)
<b>First Floor Offices</b>	73 sq m	(786 sq ft)
<b>Second Floor Offices</b>	78 sq m	(840 sq ft)

### Tenancy

The entire property is at present let to CO-OPERATIVE GROUP FOOD LTD for a term of 25 years from 6th March 2000 at a current rent of £26,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenants are not in occupation and have sub-let the ground floor and basement to Blue Cross.

### Tenant Information

The Co-operative Group operates over 5,000 high street branches and employs approximately 110,000 people.  
Website Address: [www.co-operative.co.op](http://www.co-operative.co.op)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

### Energy Performance Certificate

Shop – EPC Rating 100 Band D (Copy available on website).  
Offices – EPC Rating 131 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms C Beveridge, Shoosmiths Solicitors. Tel: 0370 086 6910 Fax: 0370 086 6801 e-mail: [cara.beveridge@shoosmiths.co.uk](mailto:cara.beveridge@shoosmiths.co.uk)