

KAVANAGHS

SHOP/RESTAURANT TO LET



**45 HIGH STREET
WARMINSTER**



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13 High Street, Melksham, Wiltshire. SN12 6JY
www.kavanaghs.co.uk



45 HIGH STREET, WARMINSTER

Location: Warminster is a busy market town in West Wiltshire with a population in excess of 17,000 people. It has a strong catchment area and retailers in the town include Currys, Woolworths and the Factory Shop.

45 High Street is situated in a prominent location on the main thoroughfare of the town and with easy pedestrian access to the large supermarket and car park to the rear.

Description: The property consists of the ground floor of a substantial property. It is double fronted with a glazed and inset frontage and a large sales area which is currently divided into two with toilets and ancillary storage area to the rear.

Accommodation:	Gross internal width (maximum):	37' 10	11.5m
	Sales depth:	49' 5	15.1m
	Sales area approximately:	2200 sq ft	204 sq m
	Storage area:	230 sq ft	21.4 sq m

Terms: The property is available on a new effective full repairing and insuring term on a new lease for a term of years to be agreed.

Rental: £25,000 per annum.

VAT: All figures quoted are exclusive of VAT which may be added to the rental.

Planning: We understand from our clients that the property benefits from consent for A3 restaurant use. Interested parties should satisfy themselves as to the suitability of their proposed use. Enquiries should be directed to Wiltshire Council Planning Department 01225 776655.

Business Rates: The property has a rateable value of £12,000. The business rates that you pay will depend upon the individual circumstances of your business. Enquiries should be made direct to the local charging authority : Wiltshire Council 01225 776 655

Legal Costs: The ingoing tenant to be responsible for the landlords reasonable legal costs

Viewing: By appointment only through **Kavanaghs, 13 High Street, Melksham.**
Tel: 01225 703082

The code of practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available through the website:
www.commercialleasecodeew.co.uk.

These particulars and the information and measurements contained herein, are given as a guide only. prospective purchasers and tenants should not rely upon them as statement of fact but satisfy themselves as to their accuracy. Neither we nor any of our employees have any authority to make or give any representation or warranty about any property.

The detection and management of asbestos and asbestos related compounds is beyond the scope of our expertise and does not form part of the services that we have agreed to provide in respect of the property. We strongly recommend that you obtain advice from specialist environmental consultants in respect of asbestos related issues