

Lot 3, 51-53 Market Place, Warminster,

Wiltshire BA12 9AZ

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Office Investment

- Retail Unit Let to Boots Opticians Professional Services Ltd until 2026
- Vacant Office Accommodation on Part First and Second Floors
- Upper Floors May be Suitable for Residential Conversion (subject to consents)
- Boots 2021 Break Option Not Exercised
- Grade II Listed
- Attractive and Historic Town
- Busy Town Centre Location
- Nearby occupiers include Waitrose, JD Wetherspoon, Nationwide & Lloyds

Lot
3

Auction
18th May 2023

Rent
£35,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles 16 miles south of Bath, 21 miles north-west of Salisbury

Roads A36, A350

Rail Warminster Railway Station

Air Bristol International Airport

Situation

Warminster is an attractive and historical town located between Bath and Salisbury. The property is well located in the busy town centre on the north side of the High Street. Nearby occupiers include Waitrose, JD Wetherspoon, Nationwide, Lloyds and the Three Horseshoes Shopping Centre with retailers including Iceland, Poundland, Greggs, WHSmith and Superdrug. Warminster Central Car Park is located immediately to the north with pedestrianised access gained via the alleyway forming part of the property.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with ancillary accommodation on part of the first floor together with vacant self contained office accommodation on part of the first and second floors. The upper floors are accessed via Market Place and may be suitable for residential conversion subject to the necessary consents.

The Commarket Shopping Arcade is also being offered for sale separately as Lot 17.

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses including residential, subject to necessary consents/permissions. Interested Parties are referred to Wiltshire Council - Tel 0300 456 0114 - www.wiltshire.gov.uk/planning-building-control/planning

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Part First	Retail Ancillary	189.30 10.30	(2,037) (110)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (1)	10 years from 09/11/2016	£35,000
Part First Second	Office Office	108.40 93.30	(1,166) (1,004)	VACANT POSSESSION		
Total Approximate Floor Area		401.30	(4,317) (2)			£35,000 Plus Vacant Possession of part first and second floors

(1) For the year ending 31/08/2021 Boots Opticians Professional Services Ltd reported a Turnover of £355,755,000, a Pre-Tax Profit of £24,109,000 and a Net Worth of £75,951,000 (NorthRow 11/04/2023).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020