

# Lot 7, The Cornmarket, Market Place, Warminster, Wiltshire BA12 9BX

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Shopping Arcade Investment

- Busy Shopping Arcade in Historic Town Centre
- 9 Retail Units totalling over 875.04 sq. m. (9,412 sq. ft.)
- Tenants include Wells Pharmacy, Children's Hospice South West and Iles & Vincent Funeral Services
- Prominent Entrance from Market Street
- Covered Walkway Providing Important Link between Central Car Park and Market Street
- Asset Management Opportunities

#### Lot

7

#### Auction

13th July 2023

#### Rent

£99,300 per Annum Exclusive  
Plus 2 x Vacant Units

#### Sector

Shopping Centre

#### Status

Available

On Behalf of Joint LPA Receivers

#### Auction Venue

Live Streamed Auction

### Location

<b>Miles</b>	16 miles south of Bath, 21 miles north-west of Salisbury
<b>Roads</b>	A36, A350
<b>Rail</b>	Warminster Railway Station
<b>Air</b>	Bristol International Airport

### Situation

Warminster is an attractive and historical town located between Bath and Salisbury. The property is located in the busy town centre, accessed from the High Street and the Central Car Park. Nearby occupiers include Waitrose, JD Wetherspoon, Nationwide, Lloyds and the Three Horseshoes Shopping Centre with retailers including Iceland, Poundland, Greggs, WHSmith and Superdrug.

### Tenure

Freehold.

### Description

The property comprises an busy and popular open air shopping arcade currently arranged as 9 retail units (although capable of further subdivision), arranged over ground and first floors. The arcade provides an important pedestrianised link between Market Place and Central Car Park.

### VAT

VAT is applicable to this lot.

### 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

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Kiosk 1	Ground	Retail	14.70	(158)	VACANT POSSESSION		
Unit 2	Ground	Retail	56.00	(602)	INDIVIDUAL t/a Lindsay's Linens	10 years from 31/08/2014	£9,000 (5)
Unit 3	Ground	Retail	48.34	(520)	INDIVIDUAL t/a The Mens Quarter Barber Shop	10 years from 31/08/2014	£8,000 (6)
Unit 4 & 5	Ground First	Cafe Ancillary	92.50 60.30	(995) (649)	INDIVIDUAL t/a Cornmarket Cafe	Unknown (7)	£18,500
Unit 6 & 7	Ground First	Retail Ancillary	85.10 15.91	(916) (171)	VACANT POSSESSION		
Unit 8	Ground	Retail	59.90	(644)	ALL ABOUT HAIR LIMITED t/a All About You Hair & Beauty Salon	Unknown (7)	£9,000
Unit 9 & 14	Unit 9 - Ground Unit 14 - Ground Unit 14 - First	Retail Retail Ancillary	72.60 41.79 24.32	(781) (449) (261)	ILES & VINCENT FUNERAL SERVICES LIMITED (1)	10 years from 16/05/2017	£18,500
Unit 10	Ground Mezzanine	Retail Ancillary	67.02 26.80	(721) (288)	BESTWAY NATIONAL CHEMISTS LIMITED t/a Wells Pharmacy (2)	10 years from 29/09/2015	£14,300
Unit 11 & 12	Ground First	Retail Ancillary	158.59 51.17	(1,707) (550)	CHILDRENS HOSPICE SOUTH WEST (3)	6 years from 10/08/2017	£22,000
<b>Total Approximate Floor Area</b>			<b>875.04</b>	<b>(9,412) (4)</b>			<b>£99,300 Plus 2 x Vacant Units (5) (6)</b>

(1) Iles and Vincent Funeral Services is an established, independent funeral director in Warminster ([www.https://ilesandvincentfuneralservices.co.uk](https://ilesandvincentfuneralservices.co.uk)).

(2) Well Pharmacy, formally The Co-operative Pharmacy, is the largest independent pharmacy business in the UK with 737 locations ([www.well.co.uk](http://www.well.co.uk)).

(3) Children's Hospice South West trade from more than 30 locations across the south-west ([www.chsw.org.uk](http://www.chsw.org.uk)).

(4) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(5) £9,000 per annum has historically been charged but the annual rent specified within the lease is £10,000 per annum.

(6) £8,000 per annum has historically been charged but the annual rent specified within the lease is £10,000 per annum.

(7) The Seller has been unable to confirm the term of the lease, please refer to the Special Conditions of sale for further details in regard to the tenancy position.

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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### DWF LLP

One Snow Hill, Queensway

Birmingham

B4 6GA

#### Richard Holmes

0845 404 2378

[richard.holmes@dwf.co.uk](mailto:richard.holmes@dwf.co.uk)

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