

MIXED USE FREEHOLD OPPORTUNITY IN WARMINSTER

7 - 9 Market Place, Warminster, BA12 9AY



- Mixed use freehold opportunity consisting of one retail unit on the ground floor and two residential units at the first and second floors.
- Busy retail pitch in central Warminster.
- Ground floor retail unit let at £12,500pax, with both residential units offered with vacant possession.
- Potential to achieve a total income of £32,900pax.
- Quoting price of £325,000 exclusive.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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INVESTMENT SUMMARY

COMMERCIAL

The commercial element of this investment opportunity consists of the following properties:

Property	Tenant	Term	From	Lease Events	Rent p.a.
Gnd Flr 7-9, Market Place	H Backhouse	10-Years	27.05.25	5-Year Rent Review 5-Year Break Clause	£12,500

We are of the opinion that there is likely to be rental growth for the retail unit at the next lease event

RESIDENTIAL

The residential parts of the property comprise a one-bed flat and a two-bed maisonette and we understand from local residential letting agents that the following rents are likley to be achievable

Property	Status	Beds	Potential Monthly Rent	Potential Annual Rent
Flat 1, 7-9 Market Place	Vacant	1	£800	£9,600
Flat 2, 7-9 Market Place	Vacant	2	£900	£10,800

The above equates to a potential estimated rent of £32,900 per annum. Therefore once fully let this represents a residential income of £20,400 per annum (62% of the total income), and a commercial income of £12,500 (38% of the total income). With a quoting price of £325,000, equating to a gross initial yield of 10.12% and a net initial yield of 9.77% (assuming purchasers costs of 3.6%).

DESCRIPTION

The property offered for sale features a mix of residential and commercial units. Specifically there are 2 residential units and 1 commercial unit.

Ground Floor, 7 - 9 Market Place

The ground floor comprises a glazed frontage retail unit. The unit benefits from WC facilities to the rear and is currently under occupation by a betting shop.

Flat 1, 7 - 9 Market Place

This property comprises a self-contained first floor, 1-bedroom flat. The flat is accessed off of the main street, through an alley way and up an external metal staircase. This residential unit occupies part of the first floor. The flat presents to a good standard and is in a lettable condition.

Flat 2, 7 - 9 Market Rent

This property comprises a self-contained, 2-bedroom, 2 bathroom maisonette. Access to the property is shared with flat one via the external staircase. This unit occupies part of the first and second floor. The flat presents to a good standard and is in a lettable condition.

ACCOMODATION SCHEDULE

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate areas:

	Gross Internal Area		Net Internal Area	
	Sqft	Sqm	Sqft	Sqm
Gnd Flr	-	-	498	46.3
Flat 1	358	33.22	-	-
Flat 2	824	76.57	-	-

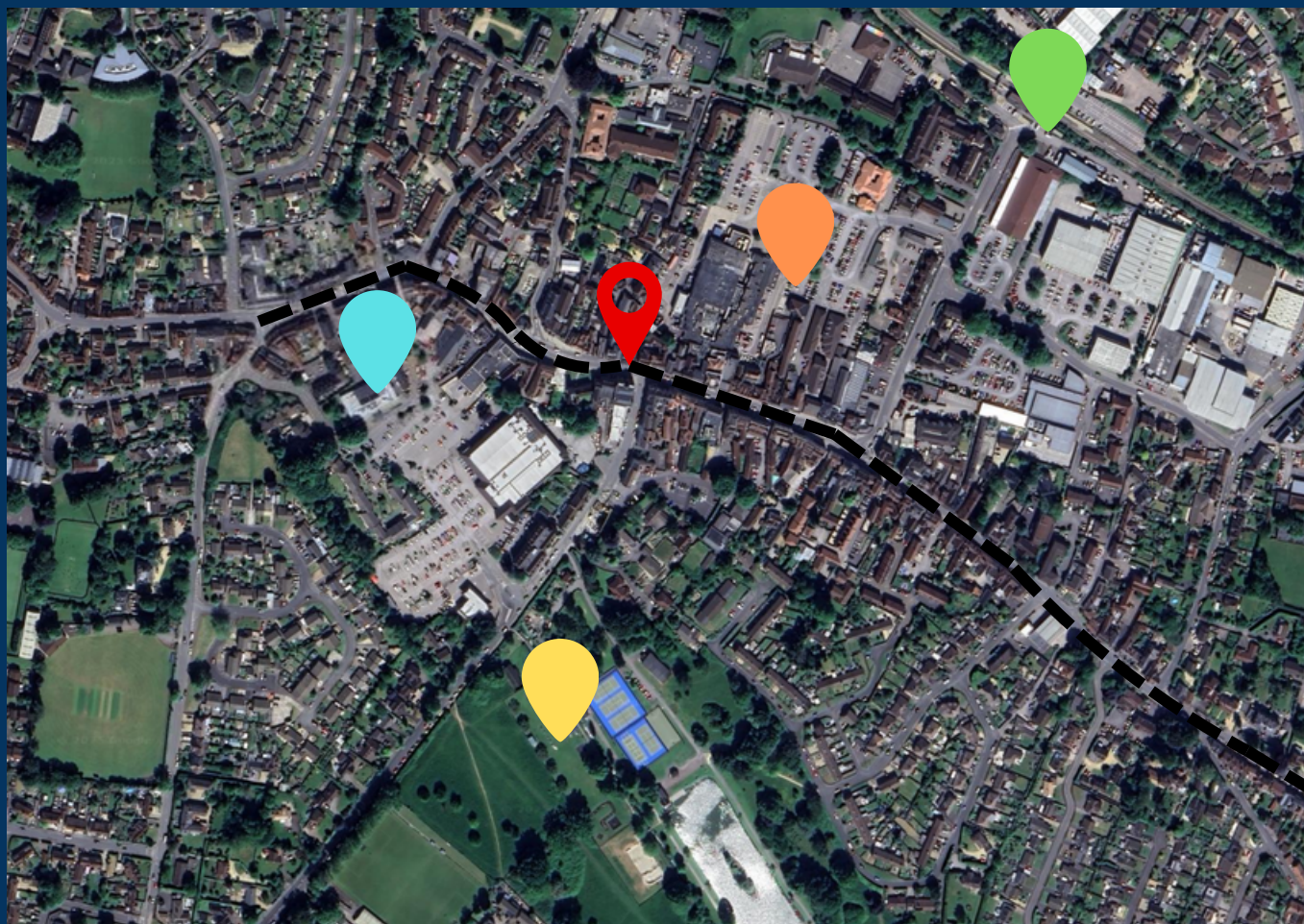
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LOCATION



-  7 - 9 Market Place
-  Warminster Civic Centre
-  Warminster Train Station
-  Warminster Central Carpark
-  Warminster Lake Pleasure Grounds
-  Market Place / The Street

Warminster is an established market town in Wiltshire, positioned on the western edge of Salisbury Plain. The town has a resident population of approximately 17,000 people, with a wider catchment including surrounding villages and nearby military communities bringing this to over 50,000.

Warminster lies approximately 17 miles (27 km) south-east of Bath and 23 miles (37 km) north-west of Salisbury, with Bristol situated around 30 miles (48 km) to the west and London approximately 100 miles (161 km) to the east.

The town benefits from strong road connections, with the A36 providing direct access to Bath and Salisbury, and the A350 linking to the M4 motorway (Junction 17) to the north and the south coast to the south.

Rail services from Warminster Railway Station offer regular connections to Bath, Bristol, Salisbury, and onward fast services to London Waterloo.

Air travel is easily accessible, with Bristol Airport approximately 35 miles (56 km) to the west and Southampton Airport around 45 miles (72 km) to the south-east, both providing domestic and international routes.

The property fronts onto Market Place which forms part of The Street. The Street is Warminster's main pedestrian and commercial core. The Street carries good footfall throughout the day, with people moving between shops, cafés, small services, and bus stops.

It has a mix of independent retailers, everyday conveniences, and long-established local businesses, providing local character.

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GENERAL

TENURE

The freehold of the property is being offered for sale.

PRICE

The quoting price is £325,000 exclusive.

PLANNING

We understand that the property benefits from the following use classes:

Address	Planning Use
Gnd Flr, 7 - 9 Market Place	Use Class E
Flat 1, 7 - 9 Market Place	Residential Use C3
Flat 2, 7 - 9 Market Place	Residential Use C3

Interested parties are advised to make their own investigations with the relevant planning authorities

BUSINESS RATES

In accordance with the Valuation Office Agency website, we understand that the Ground Floor commercial unit has a rateable value of £8,800. However interested parties are advised to make their own investigations to establish the exact rates payable. The property benefits from Small Business Rates Relief (subject to eligibility).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

EPC

The properties have the following EPC ratings:

Properties	Energy Rating
Gnd Flr 7-9, Market Place	C-61
Flat 1, 7-9 Market Place	D-59
Flat 2, 7-9 Market Place	C-71

Certificates can be produced on request

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

VAT

All values are exclusive of VAT if applicable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents: **Burston Cook & Cooper and Tanner**

FAO: Tom Coyte MRICS / Jake Smith MRICS

Tel: 0117 934 9977 / 0345 034 7758

Email: tom@burstoncook.co.uk / Jake.smith@cooperandtanner.co.uk

SUBJECT TO CONTRACT: November 2025

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