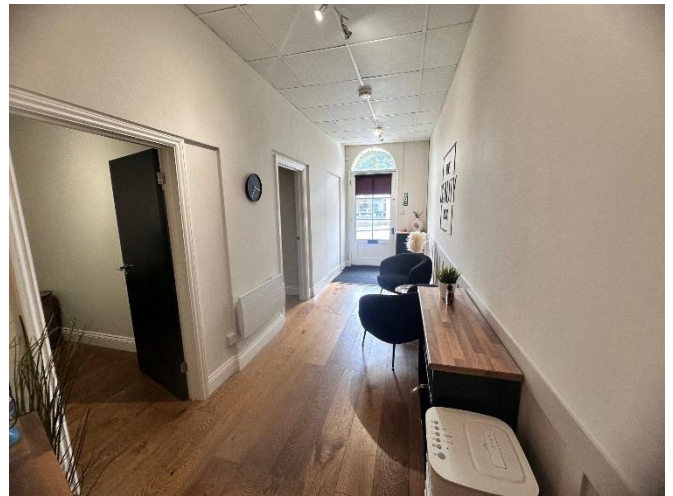
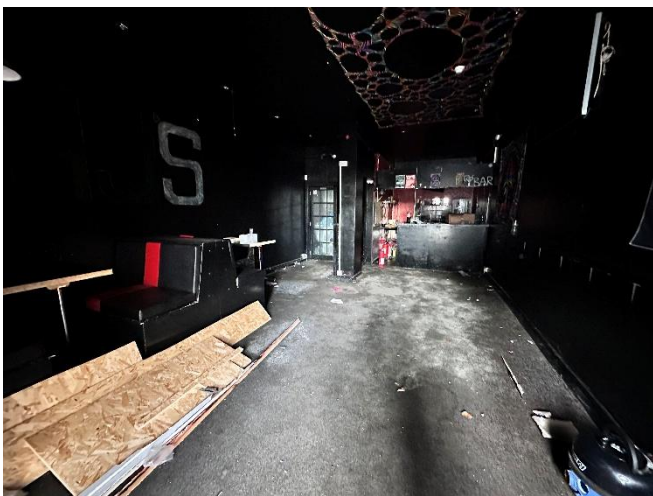


Shaftsbury House

Weymouth Street, Warminster, Wilts,
BA12 9NP

COOPER
AND
TANNER



For Sale - £200,000 Freehold

Shaftsbury House Weymouth Street Warminster, Wiltshire BA12 9NP

For Sale £200,000

Description:

Situated in a prominent central location on Weymouth Street just off the Market Place in Warminster is this Grade II listed building.

The property comprises three commercial units on the ground floor with four residential flats above (sold on long leasehold).

5 Weymouth Street – currently occupied by Graze and Dine on a 5 year lease dated October 2023

7 Weymouth Street – Last occupied as a Beauty Salon

9 Weymouth Street – Last occupied as AJ's Nightclub

Parking is on an allocated basis to the rear for the residential aspect of the building and there is a public car park close by and hourly parking to the front of the property.

Location:

Situated on Weymouth Street in the market town of Warminster, just off the main thoroughfare.

What3Words: [///juggle.standards.wipes](https://www.what3words.com/#!/juggle.standards.wipes)

Planning:

Situated in the area covered by Wiltshire Council. Grade II listed and within Warminster Conservation Area.

Business Rates:

5 Weymouth St – Rateable Value £5,700

7 Weymouth St – Rateable Value £3,800

9 Weymouth St - Rateable Value £9,500

Rateable Values taken from 2023 list. This is not rates payable.

Services:

We understand the unit benefits from connection to mains electricity, water and drainage. Services and appliances not tested.

EPC Rating:

5 Weymouth St – D/81

7 Weymouth St – C/74

9 Weymouth St - D/89

VAT:

We understand that VAT is NOT payable on the purchase price.

Viewings:

By appointment only through the sole agents.

Cooper and Tanner – 03450 34 77 58

COMMERCIAL

Telephone 0345 034 7758

14 High Street, Midsomer Norton, BA3 2HP

commercial@cooperandtanner.co.uk

**COOPER
AND
TANNER**

