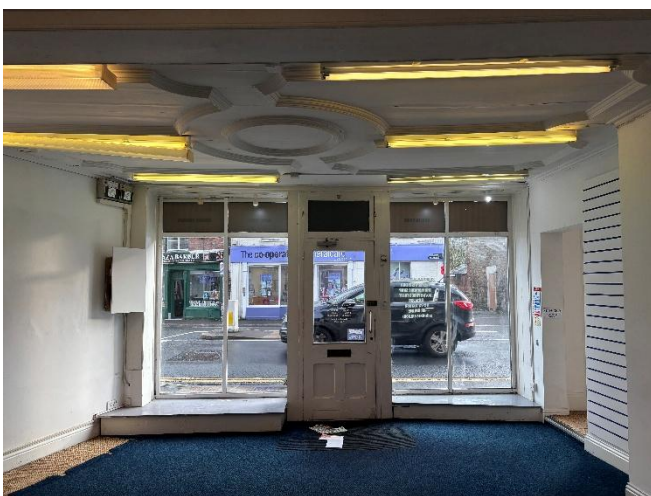


42 George Street

Warminster, Wiltshire, BA12 8QB

COOPER
AND
TANNER



To Let – £10,800 per annum

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Warminster
Wiltshire
BA12 8QB

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Description

The property is a self-contained ground floor retail unit of approximately 59 sqm (625 sq ft) – it forms part of a 2-storey listed period building with residential flats above.

The accommodation comprises a regular sales area to front, currently split into two rooms, with a small kitchen area and welfare facilities to rear. The unit represents a blank canvas suitable for any future occupier to adapt to their own requirements.

The property is located on George Street on the fringe of the main retail area. There is one allocated parking space at the rear of the building with additional free on-street parking along George Street/Silver Street.

Lease Terms

- A minimum term of 3 years on a full repairing and insuring lease
- Upward-only rent reviews at 3-yearly intervals
- Excluded from Sections 24-28 of the Landlord & Tenant Act 1954, Part II
- In-going tenant to make a non-refundable contribution of £600 towards proper and reasonable legal costs

Planning

The property is within use Class E of the 2025 Use Classes Order which includes retail, offices and restaurant uses, amongst others. No 42 is Grade 2 listed and within a conservation area. Applicants should satisfy themselves as to the suitability of their proposed use in planning terms.

Location: What3Words

[///strapped.worker.cherubs](https://www.what3words.com/strapped.worker.cherubs)

Warminster is an attractive and historic market town located on the A36/A350 and in the Bristol/Southampton Corridor. The A303 lies 9 miles to the south with links to Exeter and London. Bath is 16 miles to the NW. Warminster is on the Wessex Main Line, with direct trains to London Waterloo, Bristol, Cardiff and Southampton. The population of Warminster is currently circa 25,000.

Business Rates

Currently £5400. From April 2026 will be £12,750. Small Business Rates Relief may apply and applicants should make enquires with Wiltshire Council.

Services

Mains water and electricity are connected. Services and appliances not tested.

EPC Rating

Energy Efficiency Rating of C/63

VAT

We understand that VAT is NOT payable on the rent.

Viewings

By appointment only through the sole agents

Cooper and Tanner 1908 Limited – 03450 34 77 58

COMMERCIAL

Telephone 0345 034 7758

14 High Street, Midsomer Norton, BA3 2HP

commercial@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

