



SITUATION

Located opposite the junction with Weymouth Street within the town’s prime retail thoroughfare, adjacent to **Vision Express** and being amongst such other multiple retailers including **Costa, William Hill, The Edinburgh Woollen Mill, Boots Pharmacy** and **Lloyds Bank**. In addition, the entrance to the **Three Horseshoes Walk Shopping Arcade** is just a few doors away which includes **Superdrug, WH Smith, Peacocks** and **Greggs** as well as providing a direct thoroughfare from Market Place to a Public Car Park.

Warminster is a famous Army Town approx. 17 miles south-east of Bath and 10 miles south of Trowbridge.

PROPERTY

A Grade II Listed mid terraced building comprising a **Ground Floor Shop** with separate rear access to **3 Self-Contained Flats** on the first and second floors with double glazing and electric heating. There are **2 Utility Rooms** at rear first floor level. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Floor Plans available from Auctioneers.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'0" Internal Width 22'11" narrowing at rear to 10'7" Shop Depth 44'8" Kitchen, WC	Coiffure Ltd (Hairdresser having 3 branches)	5 years from 1st June 2015	£16,500	Effectively FRI (capped at £1,375 p.a. excluding building insurance). Rent Review 2018 linked to RPI. £1,375 Rent Deposit held.
Flat 3b (First Floor)	1 Bedroom with Study/Dressing Area, Living Room, Kitchen, Shower Room/WC	Individual	6 months from 13th July 2017	£6,480	AST £810 Rent Deposit held.
Flat 3c (Second Floor Front)	1 Bedroom, Living Room with Open Plan Kitchen, Shower Room/WC (Plus separate Utility Room on first floor).	2 Individuals	6 months from 4th December 2015	£6,000	AST Holding over £742.50 Rent Deposit held.
Flat 3d (Second Floor Rear)	Studio, Open Plan Kitchen, Shower Room/WC (Plus separate Utility Room on first floor).	Individual	6 months from 20th May 2017	£5,400	AST £675 Rent Deposit held.
TOTAL				£34,380	

£34,380 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

19 Market Place &
3b, 3c, 3d Three Horseshoes Walk,
Warminster, Wiltshire BA12 9AY

LOT 32



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VENDOR'S SOLICITORS
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts