

4 High Street

Warminster, Wiltshire, BA12 9AE

COOPER
AND
TANNER



To Let - £20,000 per annum

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Description

An historic property situated within the centre of the town and holding a prominent position on the High Street.

It is believed to be one of the oldest buildings within the town and boasts traditional features.

It was last used occupied as a traditional hardware store but offers scope for alternative uses, subject to necessary consents.

The property comprises a charming retail unit arranged over ground and first floors and providing the following floor areas:

Ground floor	3,028ft ²	281m ²
First floor	867ft ²	80.5m ²
Total:	3,895ft²	361.5m²

There is side access from North Row for loading and unloading and for access to the rear of the shop.

Planning

We understand the unit is Listed Grade II and within a Conservation Area.

Location: What3Words

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High Street Warminster is an established business location close to the centre of the popular market town of Wiltshire.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Rateable Value of £ £23,000 (2026 List).
This is not the rates payable.

Services

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

EPC Rating

Commercial Energy Efficiency Rating of C/75

Asbestos

We do not currently hold an Asbestos Management Survey for the Property.

Tenure

Leasehold.

Viewings: By appointment only through the sole agents
Cooper and Tanner 1908 Limited – 03450 34 77 58

COMMERCIAL

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