

The Cooking School, Units 6 - 8

The Old Silk Works, Warminster, BA12 8LT



To Let - £25,000 Per annum

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Units 6 – 8 The Old Silk Works
Factory Lane
Warminster
BA12 8LT

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Description

This impressive first-floor unit is currently fitted out as a professional cookery school, suitable for culinary training, studio concepts, creative production or education.

The space benefits from, individual food preparation stations, DDA lift access, break-out areas, office accommodation, and allocated on-site parking.

The unit would also suit occupiers looking for attractive, versatile office/studio/warehouse space.

Accommodation	sqm	sqft
Cooking School	273	2945
Offices	<u>103</u>	<u>1114</u>
	376	4059

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
- Subject to credit checks

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

Location: What3Words
<///fishnet.polka.deck>

The Old Silk Works is situated approximately 1.5 km south-west of Warminster town centre. The unit is accessed directly from Factory Lane.

Warminster is located on the junction of the A36/A350 and lies 12 km north of the A303. The town lies equidistant from Bath and Salisbury (32 km)

The town has a mainline station with links to London Waterloo, Bristol, Cardiff and Southampton.

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £14,250 (2026 List). This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

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

EPC Rating: Energy Efficiency Rating of E/118

VAT: We understand that VAT is NOT payable on the rent.

COMMERCIAL

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AND
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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.

