

Ground floor premises, 28 High St, Warminster, Wiltshire, BA12 9AF

COOPER
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To Let - £10,800 per annum

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28 High Street
Warminster
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Description

An attractive and well-positioned restaurant premises situated in a prominent location on Warminster High Street, benefiting from strong footfall and excellent visibility within this thriving market town.

The property comprises a ground-floor restaurant space arranged to provide a welcoming dining area, with scope for a variety of seating layouts, along with ancillary kitchen and service areas to the rear. The layout lends itself well to a range of hospitality uses, including café, bistro, takeaway (subject to consent), or full-service restaurant.

The premises occupies a central trading location, surrounded by a mix of national retailers, independent shops, and professional services, helping to ensure consistent daytime and evening trade. Warminster benefits from a loyal local customer base as well as visitors drawn to the surrounding countryside, nearby tourist attractions, and convenient rail and road links.

Lease Terms

- A minimum term of 5 years.
- 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 £300 towards proper and reasonable legal costs.
- Subject to credit checks.

Location: What3Words

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High Street Warminster is an established business location adjacent to the Market Place in Warminster.

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is Listed Grade II and is within a Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £8,200 (2023 List) however this will rise to £9,900 from 01st April 2026. 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 water, gas, electricity and drainage. Services and appliances not tested.

EPC Rating: Energy Efficiency Rating of T B C

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

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

COMMERCIAL

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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.

