



## LEISURE OPPORTUNITY

### TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### EPC

Available on request

### SERVICE CHARGE

To be re-assessed.

### FLOOR AREAS SQ FT / SQ M

Ground Floor Lobby: 300 /27.87

First Floor: 5,532 /513.08

### RATEABLE VALUE

To be re-assessed

### RENT / PRICE

Upon application

### SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



## FIRST FLOOR, THREE HORSESHOES WALK SHOPPING CENTRE, WARMINSTER

- First floor leisure opportunity.
- Three Horseshoes Walk is the prime retail offer within the town.
- The scheme adjoins a free car park providing 200 spaces.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

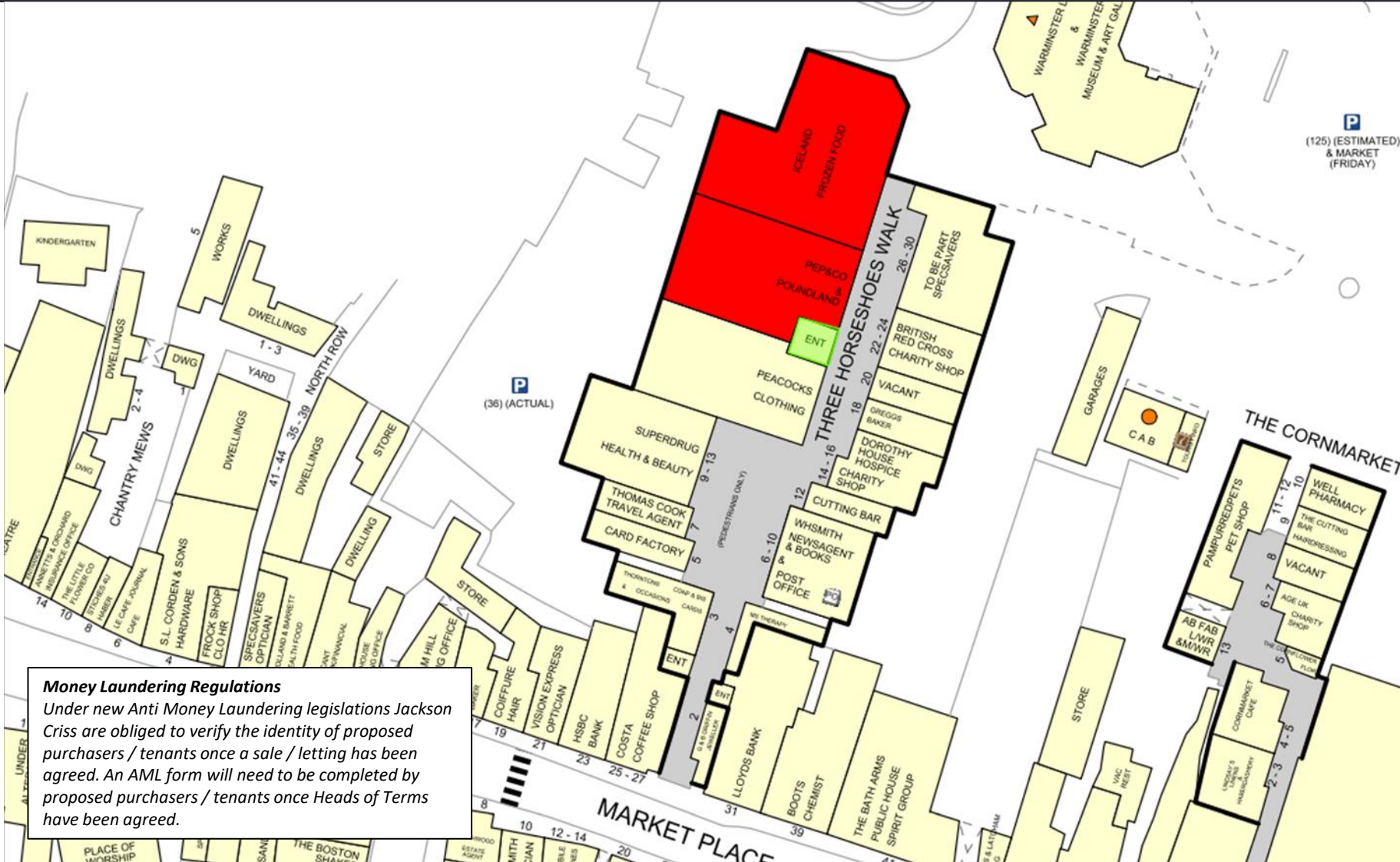
**JACKSON  
CRISS**

[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)

4th Floor, 32 Brook  
Street, London W1K 5DL  
+44(0)20 7637 7100

# FIRST FLOOR, THREE HORSESHOES WALK SHOPPING CENTRE, WARMINSTER

LEISURE OPPORTUNITY



**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



## JACKSON CRISS

Andrew Criss  
 0207 637 6851  
 andrewc@jacksoncriss.co.uk

Jacob Matthews  
 07817 722 323  
 jacobm@jacksoncriss.co.uk

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