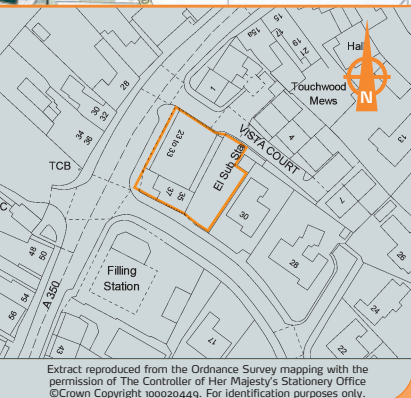
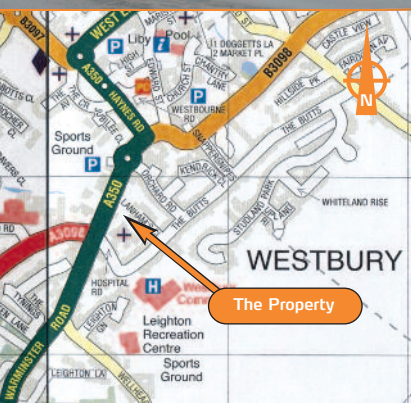


**lot 74****23-37 Warminster Road  
Westbury, Wiltshire BA13 3PJ****Rent  
£30,220 per  
annum  
exclusive****Freehold Retail Investment with  
Development Potential (Subject to  
Consents)**

- Unbroken retail parade of three retail units
- Located in busy market town

- 2,528 sq ft of vacant office space with development potential (subject to consents)
- Large car park for approximately 15 cars

**Location**

Miles: 14 miles south of Bath  
25 miles north-west of Salisbury  
Roads: B3098, A350, A36  
Rail: Westbury Rail  
Air: Bristol International Airport

**Situation**

Westbury is a popular market town some 14 miles south of Bath. The property is situated in Westbury town centre on Warminster Road (A350) at its junction with B3098 close to High Street. Nearby occupiers include The Co-operative Funeral Care, Esso Garage and Allen & Harris Estate Agents.

**Description**

The property comprises a detached retail parade comprising three ground floor units with self-contained office accommodation at first floor (see planning paragraph). To the rear the property benefits from a car park for approximately 15 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable.

**Planning**

The property may be suitable for residential redevelopment under either permitted development or full planning consent. Plans for an indicative residential scheme to convert the first floor to 6 flats are available in the legal pack.

**Six Week Completion****Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Unit 35	Ground	Retail	158.39 sq m	(1,705 sq ft)	<b>INDIVIDUAL (t/a Tale of Spice)</b>	16 years from 31/01/2003	£9,220	(30/01/2019)
Unit 31	Ground	Retail	83.42 sq m	(898 sq ft)	<b>LIKKS LTD (t/a Suave Coffee House &amp; Wine Bar)</b>	10 years from 12/10/2011 (1)	£7,500	12/10/2016 (11/10/2021)
Units 23-27	Ground	Retail	84.82 sq m	(913 sq ft)	<b>IMPERIAL CHARITY PROMOTIONS (2)</b>	6 years from 20/01/2014 (3)	£13,500	20/01/2017 (19/01/2020)
Units 25-37	First	Offices	234.85 sq m	(2,528 sq ft)	<b>VACANT POSSESSION</b>			
<b>Total</b>			<b>561.48 sq m</b>	<b>(6,044 sq ft)</b>			<b>£30,220</b>	

- (1) The lease provided an option to determine on 12th October 2016. This option was not exercised by the tenant and the notice period has now passed.
- (2) Imperial Charity was founded in 1990 and aims to provide support and activities for people of all ages with Special Needs and Senior Citizens within the County of Wiltshire. (Source: imperialcharity.co.uk/about 10/06/2016)
- (3) The lease provides an option to determine on 20th November 2017.

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