

# 5, 9, 11 & 11b High Street, Warminster, Wiltshire BA12 9AG

Freehold Retail and Residential Investment

**Lot 45**

£21,500 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
5	Ground	Retail	33.91 sq m (365 sq ft)	WARMINSTER JEWELLERY LIMITED	15 years from 19/09/2015	£11,500	19/09/2020 (18/09/2030)
9	Ground	Retail	49.15 sq m (529 sq ft)	WARMINSTER JEWELLERY LIMITED	15 years from 19/09/2015	£10,000	19/09/2020 (18/09/2030)
	First and Second	Residential	Not Measured	INDIVIDUAL	999 years from 29/05/2008		(28/05/3007)
<b>Totals</b>			<b>83.06 sq m (894 sq ft)</b>			<b>£21,500</b>	

(1) Warminster Jewellers is Warminster's longest established independent fine jeweller, opening in 1953 (Source: www.thewarminsterjeweller.co.uk 30/09/2019).

## Key Details

- Two high street shops
- Less than 125 metres from Three Horseshoes Shopping Centre
- Nearby occupiers include Morrisons supermarket, Specsavers, William Hill and a public car park

## On Behalf of a Major Fund Manager

### Location

**Miles:** 16 miles south of Bath  
21 miles north-west of Salisbury  
30 miles north-east of Yeovil  
**Roads:** A36, A350  
**Rail:** Warminster Railway Station  
**Air:** Bristol International Airport

### Situation

Warminster is an attractive and historical town located between Bath and Salisbury. The property is located on the southern side of High Street, within 125 metres of Three Horseshoes Shopping Centre with retailers including Iceland, Poundland, Greggs, WHSmith and Superdrug. A path to the side of the property provides access both to the residential units and also to a large Morrisons supermarket and public car park to the rear. Other nearby occupiers include Specsavers, William Hill, Subway and Halifax.

### Description

The property comprises two ground floor shops with residential accommodation on the upper floors. The upper floors are let on a long lease.

### Tenure

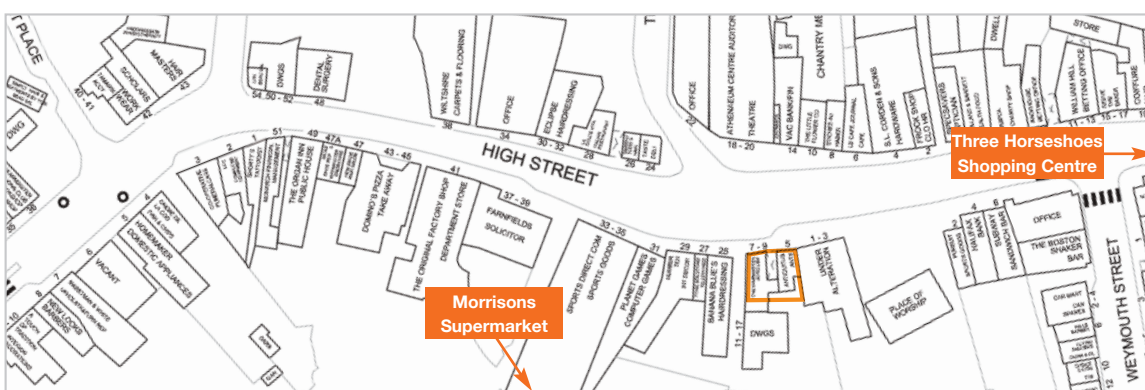
Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

See legal pack at acuitus.co.uk



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Rubin Lewis O'Brien**  
Samantha Strong  
+44 (0)1633 867000  
samantha.strong@rlo.law