

# Ground floor retail premises

5, 7 & 9 Weymouth Street, Warminster BA12 9NP

COOPER  
AND  
TANNER



## Description

Excellent investment opportunity to purchase ground floor units, on a long leasehold basis. Situated in a prominent location in town centre on Weymouth Street the property comprises three units each with a traditional frontage. 5 is currently vacant and on the market, 7 is a Beauty Salon let on a 5-year lease dated 7<sup>th</sup> September 2020 and 9 is let on a new 12 year lease date 01<sup>st</sup> February 2021.

5 Weymouth St GIA approx. 122.9m<sup>2</sup> (1,323ft<sup>2</sup>)

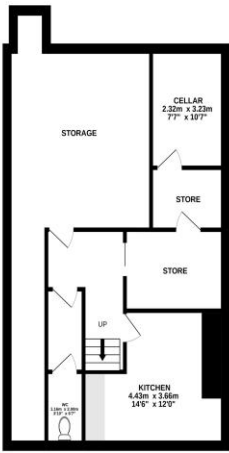
7 Weymouth St GIA approx 39.00m<sup>2</sup> (420ft<sup>2</sup>)

9 Weymouth St GIA approx. 120.7m<sup>2</sup> (1,299ft<sup>2</sup>)

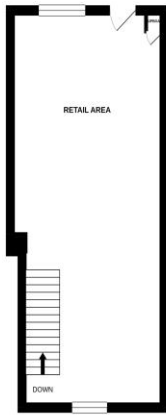
There is a To Let with option available for 7 Weymouth Street with an asking rent of £12,000 per annum + VAT.

## £300,000 Long Leasehold

BASEMENT  
73.0 sq.m. (786 sq.ft.) approx.



GROUND FLOOR  
49.9 sq.m. (537 sq.ft.) approx.

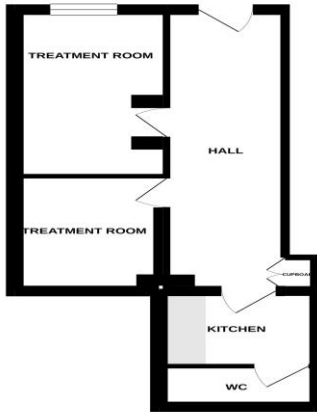


TOTAL FLOOR AREA: 122.9 sq.m. (1323 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor area contained in this document, the user should verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement.



GROUND FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA: 39.0 sq.m. (420 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor area contained in this document, the user should verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement.



### Property Information

- **Business Rates**

- 5 Weymouth Street £6,100 Rateable Value.
- 7 Weymouth Street £4,050 Rateable Value
- 9 Weymouth Street £9,100 Rateable Value

- **Tenure** – Long leasehold.

- **EPC Rating**

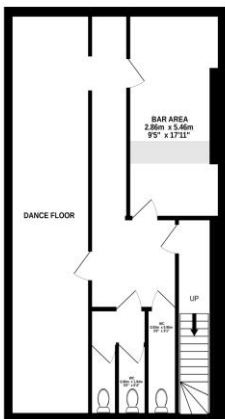
- 5 Weymouth Street – D/81
- 7 Weymouth Street – C/74
- 9 Weymouth Street – D/89

- **VAT** - We understand that the property is elected for VAT.

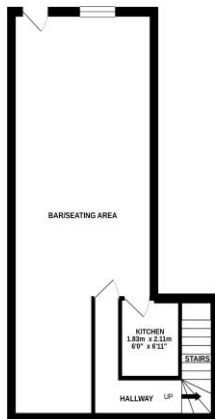
- **Services** – We understand that Mains water, electric, drainage are connected.

- 

BASEMENT  
66.1 sq.m. (713 sq.ft.) approx.



GROUND FLOOR  
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA: 120.7 sq.m. (1299 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor area contained in this document, the user should verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement. The user should also verify the accuracy of the floor area by inspection and measurement.



## COMMERCIAL DEPARTMENT

Cooper and Tanner  
Telephone 01458 831077

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not 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.

