



**ALBION HOUSE, MARKET PLACE,
WESTBURY, WILTSHIRE, BA13 3DE**

FREEHOLD INVESTMENT FOR SALE

LOCATION

Westbury has an expanding community with a population of approximately 16,400 and is well located on the western edge of Salisbury Plain, midway between the town of Trowbridge (approximately 4 1/1 miles) and Warminster (approximately 4 miles). From Westbury there is a main line rail service to Paddington (approximately 1 1/2 hours). The M4, junction 17 is 19 miles to the north and the A303 leading to the M3 and the south-west is 12 miles to the south.

The property is situated in a prominent position within the centre of Westbury, at the corner of Maristow Street and Market Place where there is a mixed of commercial and residential occupiers. The property also has the advantage of short term (free for 2 hours) parking facilities nearby.

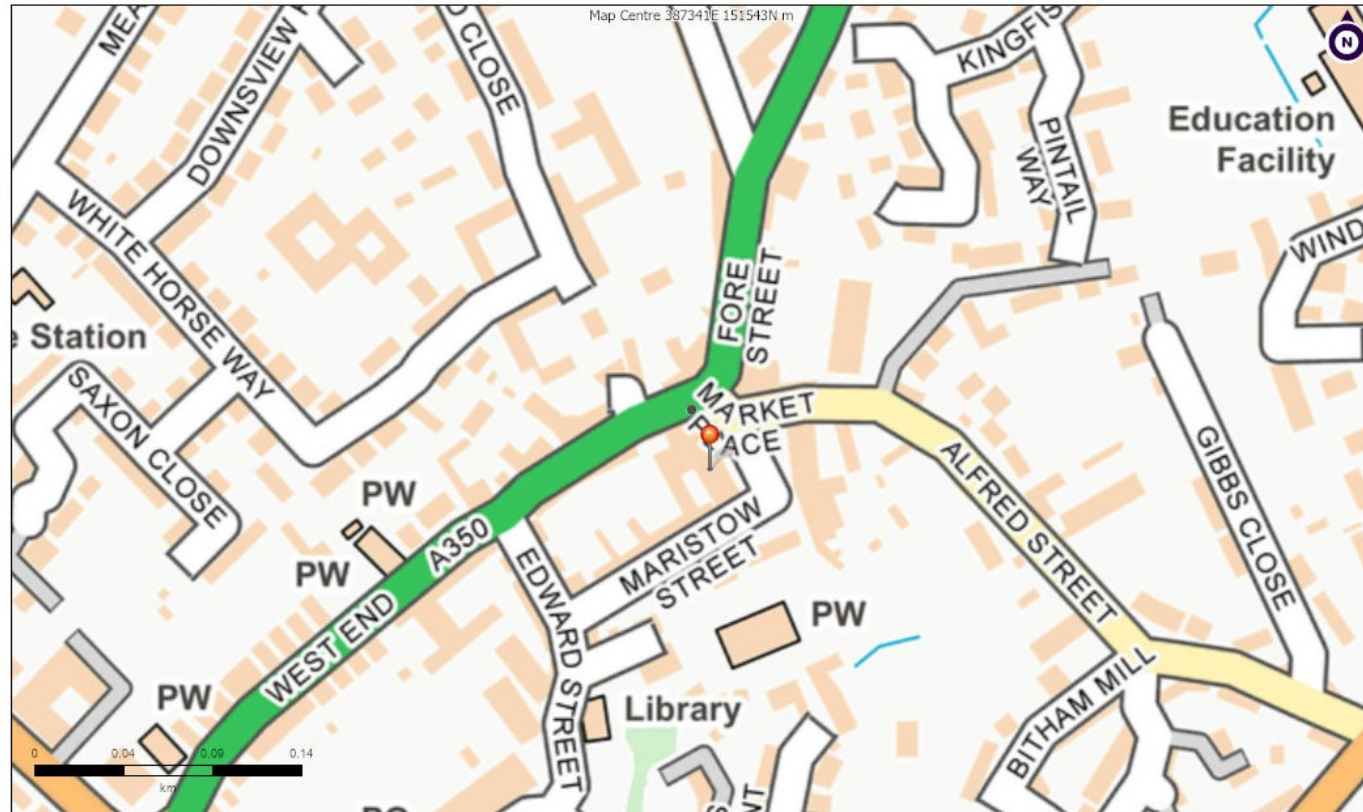
DESCRIPTION

This Grade II Listed property comprises ground floor retail unit together with a large 4 bedroom flat on the first floor. The flat consists a reception room, 4 bedrooms, 1 kitchen and a bathroom. The flat also benefits from having an additional reception room on the ground floor.

The principle frontage is to Market Place with the return frontage / flat entrance off Maristow Street.

IMPORTANT INFORMATION

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For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Colin Scragg FRICS

01225 747268 | 07974 399432

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TENURE

Freehold (copies of the tenancies can be made available on request).

Ground floor retail unit is let on a 12 year lease from 5 September 2022 at a rental of £10,000pa rising to £12,000 from 5 September 2023. Rent subject to RPI increases at 3 year intervals. Tenant breaks at 5 September 2026 and 3 year intervals thereafter. FRI subject to a schedule of condition.

The flat is occupied under a periodic tenancy at a rental of £10,500 PA (£875 PCM).

EPC

A new EPC is in the process of being commissioned.

RATEABLE VALUE / COUNCIL TAX

Current Rateable Value(1 April 2023 to present - £7,900)

Council Tax Band - B.

PRICE

We are instructed to seek offers in excess of:

£280,000

Subject to contract and exclusive of VAT.

ACCOMMODATION

| Property | Sq M | Sq Ft |
|----------------------------------|------------------------------------|-------|
| Commercial Ground Floor | 82.79 | 891 |
| Residential—Ground & First Floor | 3—bed, 2 reception - maisonette | |

VAT

VAT is not applicable on the sale price.

VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260. All interested parties are requested to make any appointments strictly through Carter Jonas by contacting either:

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St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

FEBRUARY 2024

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