



30 High Street  
Westbury  
Wiltshire  
BA13 3BW

Retail Shop

94.99 sq m / 1,022 sq ft

- Prominent corner unit
- Refurbished Unit
- Adjacent to main town car park

## LOCATION

The premises are situated in a prominent corner position within the established commercial location of the High Street at the junction with Haynes Road (A350) and with return frontage on to the main town centre car park (first hour free).

Westbury has an expanding community with a population of approximately 15,000 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.

## DESCRIPTION

The property comprises a ground floor lock-up shop within the main retail parade within Westbury town centre. Nearby retailers include Boots the Chemist, Parsons Bakery, Ladbrokes as well as a dentist, charity shops and a number of independent cafes and take-aways.

The property benefits from:

- Refurbished to “white box” specification
- Return frontage to main town centre car park
- Rear access with good ancillary storage allocation

## FURTHER INFORMATION

Should you require further information please contact:  
**carterjonas.co.uk**

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## RENT

£10,650 per annum

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value (2023 Listing): £10,250

Current Rate in the £ (2023/24): 0.493

This is an estimate only and takes no account of possible transitional adjustment.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq M	Sq Ft
SHOP	68.06	733
STORAGE	26.93	290
WC		
<b>Total</b>	<b>94.99</b>	<b>1,022</b>

## TENURE

The property is available on a new F R & I lease for a term of years to be agreed.

## VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

## EPC

Energy Performance Asset Rating— 95 (Band D). The Certificate can be made available to interested parties upon application.

**SUBJECT TO CONTRACT**

### Colin Scragg

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**Carter Jonas**