



CLASS E UNIT TO LET

TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

EPC

C69

SERVICE CHARGE

The service charge for 2025/2026 approximately £23,375 pa.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 4,519 / 419.83

Width: 46 ft 3 inch

Depth: 101 ft 3 inch

RATEABLE VALUE

£48,250 (2023 assessment)

RENTAL

£65,000 pa exclusive.

SUBJECT TO CONTRACT & VACANT POSSESSION

POTENTIAL FOR c 4,000 sq ft at first floor

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



UNIT 17, THREE HORSESHOES WALK, WARMINSTER, WILTSHIRE, BA12 9BT

- Three Horseshoes Walk is the prime retail offer within this attractive market town.
- The scheme adjoins a shopper car park providing 200 spaces.
- Occupiers include TG Jones + Post Office, Superdrug, Costa, Peacocks, Greggs, Specsavers and the Works.

**JACKSON
CRISS**

www.jacksoncriss.co.uk

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London W1K 5DL

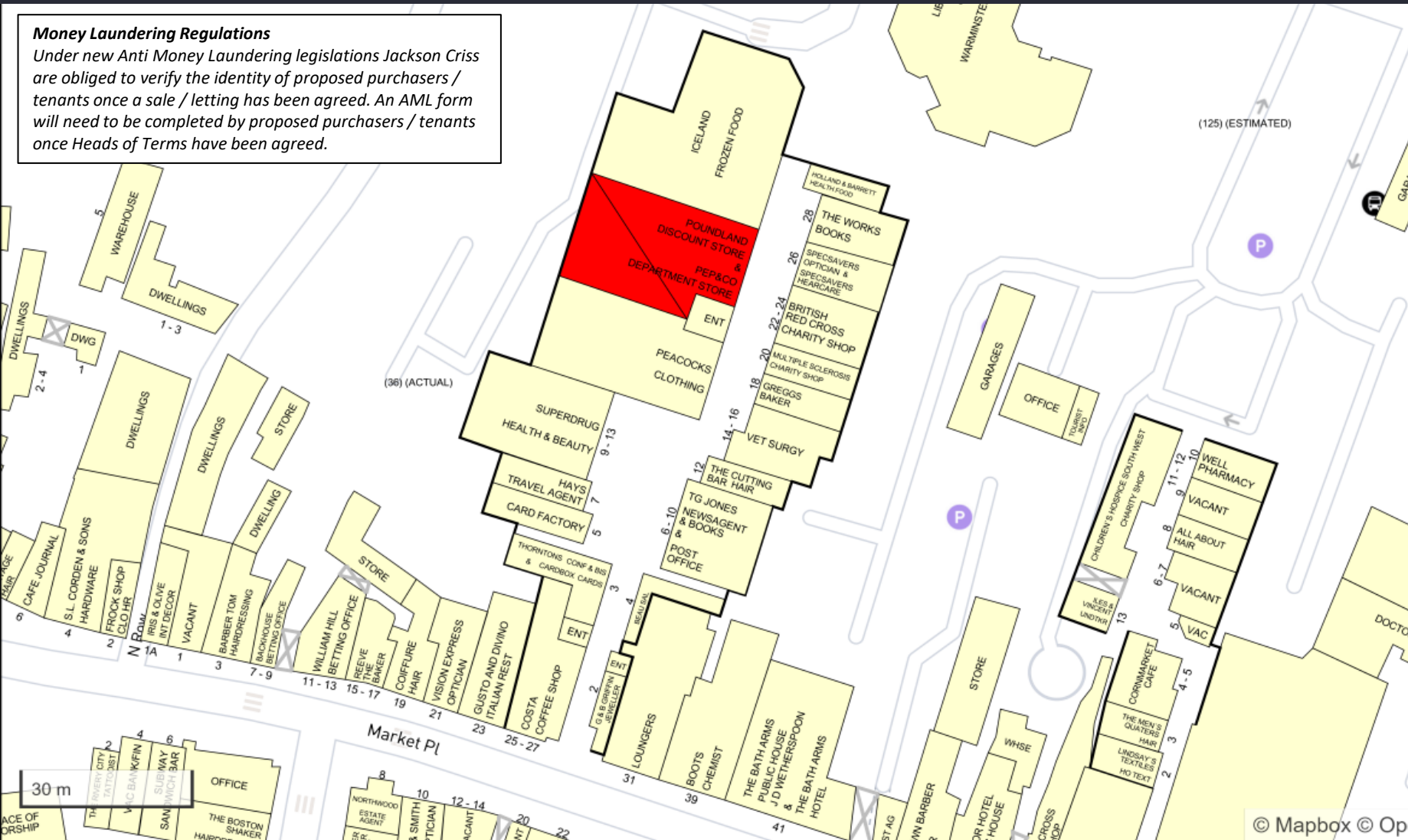
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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Iceland Superdrug

TGJones



Specsavers

Holland & Barrett

PEACOCKS

JACKSON CRISS

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