

FOR SALE

Commercial Premises

6, 6A & 6B Headquarters Road
West Wilts Trading Estate
Westbury,
Wiltshire,
BA13 4JR.

Guide Price £350,000 Leashold

An opportunity to purchase a substantial vacant commercial premises as an owner occupier or an investment opportunity.

This property has been historically extended to now can consist of 3 self-contained premises or can be merged into one large 700 Sq meter space (7,560 Sq feet).

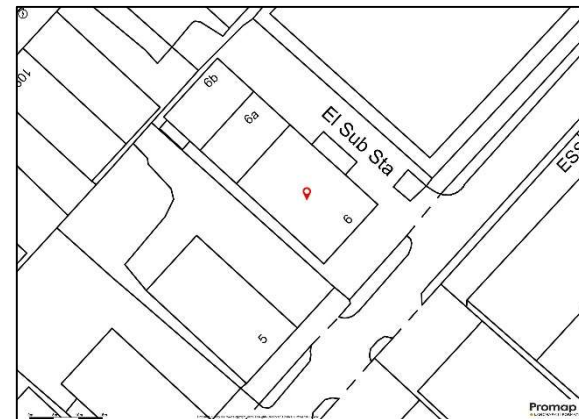
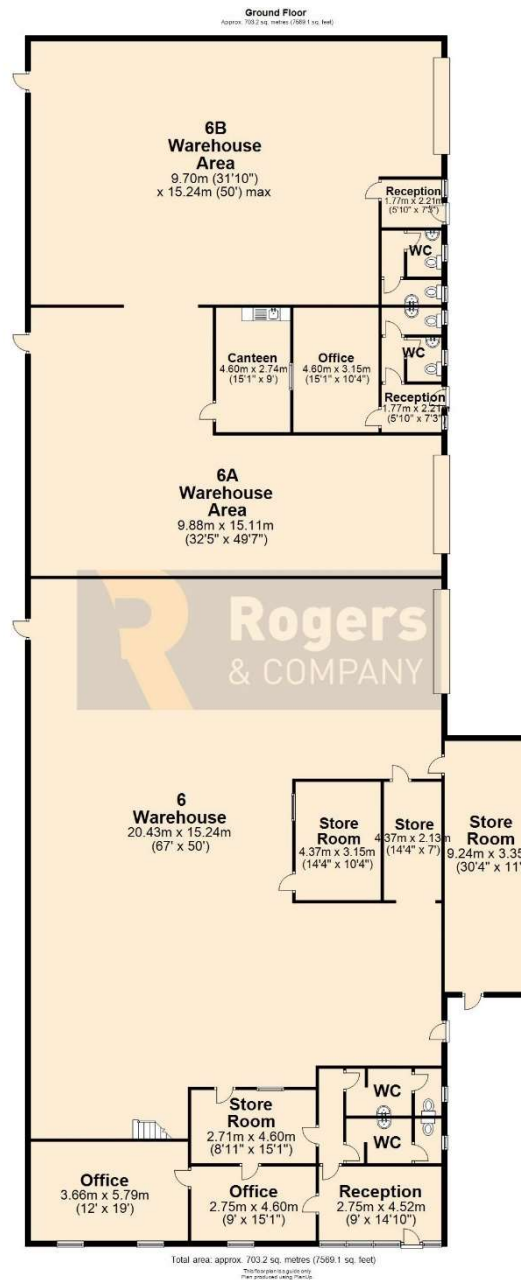
The recent annual yield received was £37,600 but is now tenant free and in vacant possession.

Ground Rent is £4,500.00 PA plus VAT
Service Charge is: £1,150.00 PA plus VAT (2023)
The premises is on a long lease which commenced in 1973 with 50 years remaining.

Rateable Values (1st April 2023):

Unit 6: £20,750
Unit 6A: £8,600
Unit 6B: £8,700

All mains services connected



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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