

**Site 11, Washington Road,  
West Wilts Trading Estate, Westbury,  
BA13 4JP**

Industrial Buildings with Fenced Yard

3122 sq ft (290.03 sq m)

On Site of 0.312 acres (0.126 ha)

**Long Leasehold For Sale or Available To Let**



## LOCATION

Westbury is a market town located in West Wiltshire between Bristol and Salisbury. The town has a population of 14,709. West Wiltshire District has a population of 127,900 (Source 2011 Census). The county town of Trowbridge is approximately 4 miles to the north, Bath 20 miles, Bristol 33 miles and Salisbury 27 miles. Communications are via A350/A36 Bristol and Salisbury, A350/A361 to Trowbridge and Chippenham/M4 (15 miles). Westbury has a mainline Railway Station to London Paddington (90 minutes) and Bristol Temple Meads (40 minutes).

## SITUATION

West Wilts Trading Estate is situated approximately 1 mile from Westbury town centre and is the largest industrial estate in the area, covering around 165 acres. The Estate is home to a diverse range of national and local businesses.

## DESCRIPTION

Site 11, Washington Road is situated in the heart of the West Wilts Trading Estate on a corner position of Washington Road.

The site of 0.312 acres (0.126 ha) comprises a late 1970's brick built industrial building with ancillary office/staff areas. Access at the side of the building leads to a stone surfaced yard area and a modern steel portal framed industrial building built in approx. 2006.

A chain link fence or wall surrounds the site and has gated access.

## ACCOMMODATION

Workshop/Office	1635 sq ft	(151.89 sq m)
Rear Workshop	1487 sq ft	(138.14 sq m)
<b>Total</b>	<b>3122 sq ft</b>	<b>(290.03 sq m)</b>

## TENURE

### i) Long Leasehold

The residue of the 99 year leasehold interest from 25 March 1977 is available for sale. The long leasehold is subject to a ground rent of £6,000 per annum, payable to the freeholder.

## PRICE

£135,000.

### ii) New Lease

Alternatively the existing long leaseholder would be prepared to consider letting the property on a shorter occupational lease on lease terms of 3 years or longer.

## RENT

£21,000 per annum exclusive.

## VAT

Price/rent exclusive of VAT (if applied).

## ESTATE SERVICE CHARGE

There is an Estate service charge payable for the upkeep and maintenance of the common services of the Estate. Estate service charge attracts VAT.

## BUSINESS RATES

Rateable Value: £14,500.\*

Rates payable for year ending 31/03/19: £6,960.\*\*

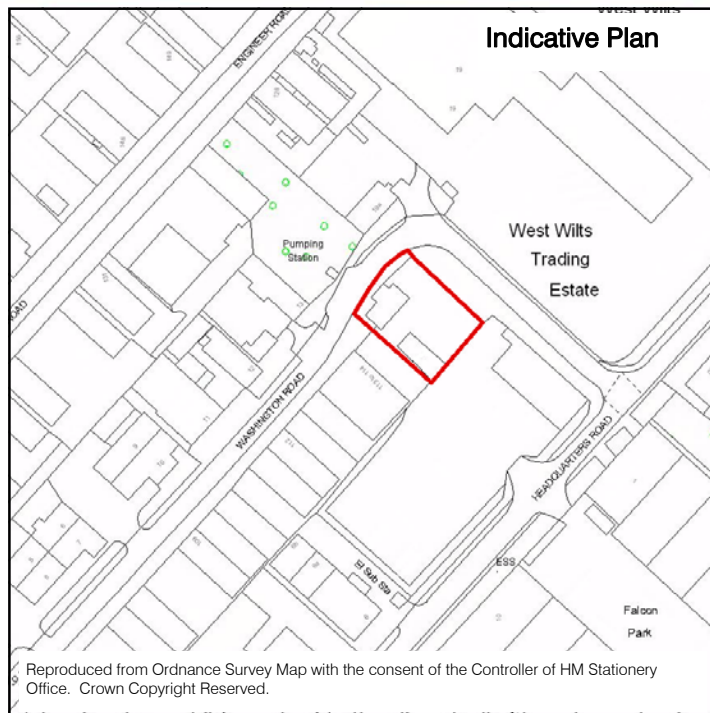
\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity, gas and water available. Drainage is to the Estate system.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN Tel: 01225 776655.

## MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

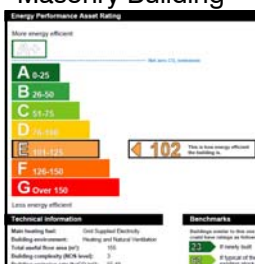
## VIEWING

Strictly by appointment only. All enquiries to Peter Sammons or Philip Holford on 01722 337577.

Ref: PCS/JW/10243-Site 11

## ENERGY PERFORMANCE

### Masonry Building



### Steel Building



Regulated by the RICS.



## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

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