



Auction Guide Price: £125,000 to £175,000

Thursday 23rd April 2026, 12 midday
The Theatre, The Royal Bath and West Showground,
Shepton Mallet, BA4 6QN
Bid remotely via Livestream, in person or by proxy.

9-11 East Street,
Warminster,
Wiltshire BA12 9BY

**COOPER
AND
TANNER**

9-11 East Street, Warminster Wiltshire, BA12 9BY

There are three ways of bidding at the auction, these are:

1. Remotely via Livestream
2. In person on the day
3. By Proxy

Please use the link www.cooperandtanner.co.uk/land-and-property to register to bid in any of the above ways for this lot.

Please note that all registrations must be completed at least 48 hours prior to the auction date. We will be unable to approve online registrations on the day of the auction.

LOCATION

Warminster is a town with a direct population of circa 18,000 and located approximately 18 miles south-west of Bath and 22 miles north-west of Salisbury.

Situated on the north side of East Street where there is a mix of independent retailers and hot-food takeaways. Close proximity to the prime shopping area and Waitrose Supermarket.

WHAT3WORDS // tentacles.tonal.tutored

DESCRIPTION

A shop/office with a sales area of approximately 30 sq m / 325 sq ft, an office of 10 sq m / 107 sq ft and a further 17 sq m / 181 sq ft of ancillary space. – Net Internal Area of 57 sq m / 613 sq ft.

Suitable for a range of general retail or office type uses. Primary access to the shop/office is via the recessed stepped entrance to the front.

11B is a first floor 1-bedroom flat of approximately 47 sq m / 507 sq ft, with separate living room, kitchen and bathroom.

11A is second-floor studio flat of approximately 31 sq m / 335 sq ft

The living accommodation and secondary entrance to the commercial is accessed at the rear of the building.

No external space to note. No dedicated car parking available. R.O.W and 'flying freehold' exist over the passageway to side.

PLANNING

Grade II Listed and within the Warminster Conservation Area. Understood the ground floor has consent for commercial, service and business uses within Class E and the 2x residential units are Class C3 (dwellings). Any planning related questions should be directed to the local planning authority – Wiltshire Council.

SOLICITOR

Goughs Solicitors
Telephone: 01249 475 888
Hannah Jackson acting

AGENTS NOTES

We are advised that a recent survey has revealed that there is dry rot to the rear of the building.

Local Council: Wiltshire Council

Business Rates: Ground Floor Shop: £6,600 (2026)

Council Tax: 11A: Band A; 11B: Band A

Services: We understand that mains electricity, water and drainage are connected. No gas. Services and appliances not tested. Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Tenure: Freehold with vacant possession.

Energy Performance Certificates:

Commercial: 75C

Residential: 11A: 58D and 11B: 77C

VAT: The property is not elected for VAT.

Viewing: Strictly by appointment only through the agents **Cooper and Tanner 1908 Ltd.**

Telephone 03450 347758

Completion

Completion has been set for 21st May 2026 or earlier by mutual agreement.

Registering to bid and Administration fee

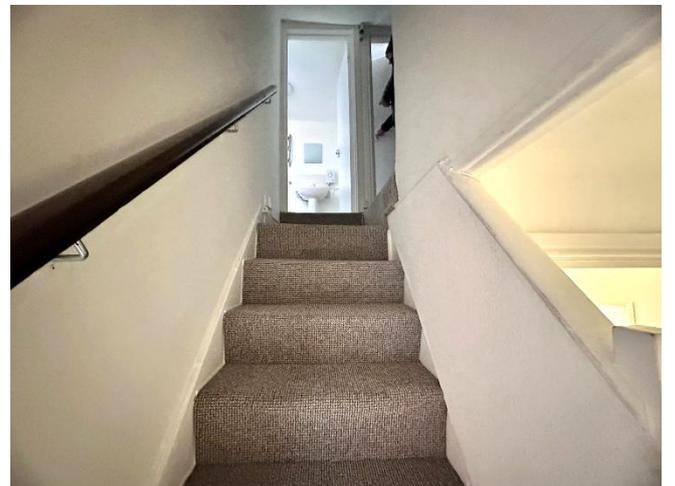
Cooper and Tanner requires all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1,395 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased and applicable to all pre-auction sales. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. All checks required by current anti-money laundering legislation must be satisfactorily completed, as part of the registration process before prior approval to bid will be granted; this will include providing proof of funds.

Fees

Potential buyers should be aware that there may be additional fees payable to the Vendor's solicitor on completion of the sale, details of which will be contained within the auction pack for each lot. At the launch of the property onto the market this information is not always available and so interested parties must refer to the auction pack and satisfy their enquiries.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.









Auction Finance

When buying a property at auction, it is important to ensure your finances are lined up in advance. If you are using a bridging loan to purchase the property, it is key to use an experienced mortgage brokerage such as SPF who understands the market and the process involved with buying at auction.

We are experts in auction finance having helped clients complete on hundreds of auction purchases across all types of properties. We work with both bridging and mortgage lenders to deliver the most competitive and suitable finance for you.

Before bidding on a property, it is advisable to undertake full research beforehand and speak to an experienced broker. We are happy to provide advice and an 'agreement in principle' for bridging finance, free of charge, prior to the auction.

Please contact us on **0333 414 1490** or at **spf.co.uk/lp-cooper-and-tanner** to find out more about how we can help you with your auction purchase.

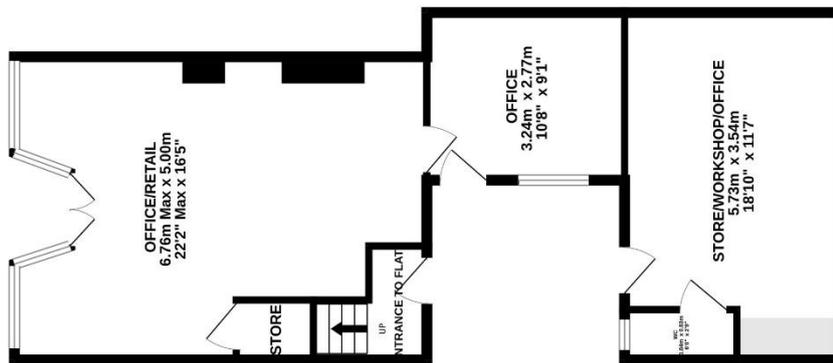
SPF Auctions Team

Think carefully before securing other debts against your home. Your home or property may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

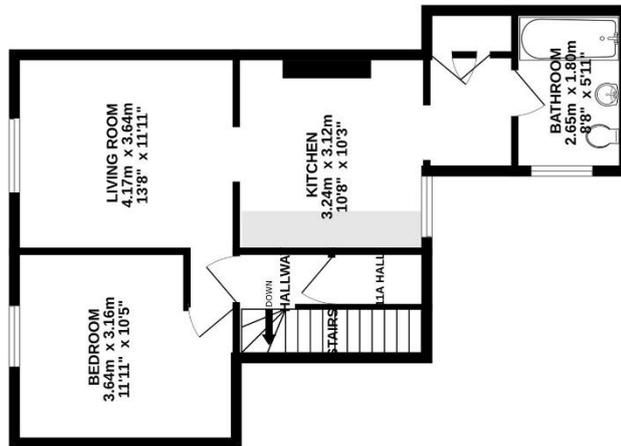
We may charge a fee for the advice we provide; this fee will be dependent upon your personal circumstances and will be agreed with you after we have fully understood your requirements. Any fee is payable upon successful completion of your mortgage, unless agreed otherwise. SPF Private Clients is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let and commercial mortgages.



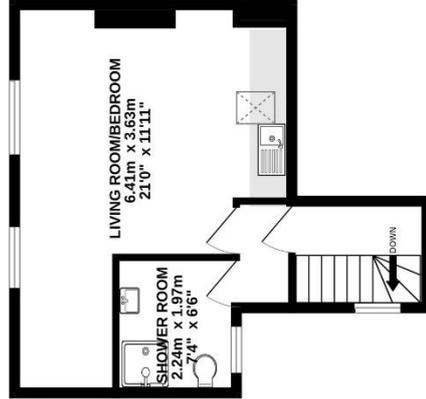
GROUND FLOOR
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR IIB
47.1 sq.m. (507 sq.ft.) approx.



2ND FLOOR IIA
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA: 139.1 sq.m. (1,497 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the measurements has not been tested and no guarantee as to their operability or efficiency can be given.

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COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk

14 High Street, Midsomer Norton BA3 2HP

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AND
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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

