COOPER AND TANNER

HPH Commercial Property

Warminster

22 Market Place

Prominent town centre retail premises to let.

A substantial retail opportunity in the heart of Warminster's town centre, positioned on one of the town's most established retail pitches.

Property: 22 Market Place, Warminster BA12 9AN

Type: Retail premises

Size: 3,104 sq ft (288.37 sq m)

Rent: Price on application

Terms: New lease available



A prominent retail opportunity in central Warminster

22 Market Place is a substantial and prominently positioned retail premises located in the heart of Warminster's town centre. The property offers generous and flexible accommodation for occupiers seeking visibility, storage, ancillary space and a strong town centre presence.

The property sits adjacent to Chinns Court and among a strong mix of national and independent occupiers.



At a glance

Property type:
Retail

Location:
Warminster town centre

EPC:
Band C (73)

Size:
3,104 sq ft (288.37 sq m)

Business rates:
Rateable Value of £15,750

Rent:
Price on application

Terms:
New lease, terms structured to individual requirements

Rear barn:
Available by separate negotiation

Suitable for:
Retail, showroom, service-led or town centre commercial uses



Accommodation and floor plan

The property is arranged across cellar, ground, first and second floor levels, offering a flexible mix of retail, storage, office and ancillary space.

Floor	Area (sq m)	Area (sq ft)
Cellar	31.0	334
Ground Floor	135.0	1,453
First Floor	129.4	1,393
Second Floor	64.2	691

The ground floor provides the main retail accommodation, supported by upper floor space that could be used for additional trading, storage, office or ancillary use, depending on occupier requirements.

The rear barn is available by separate negotiation.

Location

Warminster is an attractive and historic market town located on the A36/A350 in the Bristol–Southampton corridor. The A303 lies 9 miles to the south, providing links to Exeter and London, while Bath is 16 miles to the north west.

Warminster is on the Wessex Main Line railway, with direct trains to London Waterloo, Bristol, Cardiff and Southampton.

A strong town centre setting

Occupying a prime position on Market Place, the property sits within one of Warminster's busiest and most established retail pitches, supported by nearby national and independent occupiers, local amenities and regular town centre footfall.

The town has a population of around 25,000, with a 20-minute drive time catchment of approximately 70,000, offering visibility, accessibility and a central position within an active market town.



- **Prime position on Market Place**
- **Adjacent to Chinns Court**
- **Close to town centre amenities**
- **Direct rail links from Warminster station**
- **A36/A350 corridor location**
- **A303 located 9 miles to the south**



HIGH STREET
MARKET PLACE
THREE HORSESHOES WALK
WEYMOUTH STREET
STATION ROAD
FAIRFIELD ROAD
EAST STREET
CARSONS YARD
CHINNS COURT
MORRISONS
WAITROSE
LIDL
ARGOS
MCDONALD'S
B&M HOME STORE
SNAP FITNESS
ICELAND
POUNDLAND
PEACOCKS
SUPERDRUG
POST OFFICE
BOOTS
GREGGS
0
100 m
200 m
© Crown Copyright and database rights 2026 OS AC0000829429



COOPER AND TANNER

Viewings and enquiries

For further information, or to arrange a viewing, please contact Cooper and Tanner, the agent acting for HPH on;

T: 0345 034 7758

E: commercial@cooperandtanner.co.uk

W: cooperandtanner.co.uk

what3words

Front Door:
///readily.rips.nametag