



## Unit 2 Bence Court, Archers Way

A well presented lock-up shop / studio on popular local centre. Approx 1,100 sq ft (100 sq m)

- | Excellent trading potential
- | New lease
- | Expanding local catchment

AMESBURY SP4 7FR

£14,950 PA

**WOOLLEY  
& WALLIS**

## Location

Bence Court comprises part of a local centre development established in 2011 which serves a wide catchment of new homes and other neighbouring areas. As well as a block of 4 shops, there is also a Co-op convenience store, a Marston's pub (The Orchard) and a pre-school/day nursery. Archers Gate is situated on the eastern fringes of Amesbury, just south of the A303.

## Description

The unit forms part of a terrace of four units including a Fish & Chip Shop, a Chinese Takeaway and a beauty/tanning salon which is due to open shortly. The premises provide a rectangular layout although 3 rooms are currently partitioned along one side of the unit. There is also a disabled WC. There is a store room at the rear of the unit with kitchen area and also a fire escape to the rear parking area. There is a gas fired central heating system and suspended ceiling with inset lighting. A parking space is allocated to the tenant and there is ample customer parking on the development.

## Accommodation

Shop frontage 6.22 m (20'5")  
Shop depth 17.0 m (55'9")

### Approximate Net Internal Areas

	m <sup>2</sup>	ft <sup>2</sup>
Shop/Studio (including 3 partitioned rooms)	105.7	1,138
Rear store (with kitchen)	10.58	114

## Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£14,950 per annum  
Rent is exclusive of VAT (understood to be applicable), business rates, buildings insurance, Estate service charge and all other outgoings.

## Business Rates

Rateable Value: £14,750 (effective from 1 April '23)  
The Small Business Rate Multiplier for the year 2023/24 is 49.9 p in the £. Tapering relief is available to qualifying occupiers where the Rateable Value is between £12,000 and £15,000 (from 100% to 0%).

## Service Charge/Building Insurance

A service charge is payable towards the maintenance and upkeep of the common parts of the Estate; currently £..... for the year ..... The buildings insurance contribution is £.....

## Services

We understand that all mains services are connected to the property.

## Caution

Woolley and Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

## Legal Costs

Each party to pay their own legal fees.

## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that 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 website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Energy Performance Certificate

EPC rating tbc.

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. 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 Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2023.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU  
01722 330333 | [commercial@w-w.co.uk](mailto:commercial@w-w.co.uk)  
[w-w.co.uk](http://w-w.co.uk)

