



**Westbury Leigh
Westbury
Wiltshire
BA13 3SB**

Showroom with Parking

Approximately 3,808 SqFt (353. SqM)

- **Showroom.**
- **Forecourt area.**
- **Good road frontage.**
- **Good access to A350**

LOCATION

The Property is located just off the A350 to the south of Westbury town centre.

DESCRIPTION

Part of former ford dealership comprising a purpose built vehicle showroom. The buildings are of portal frame structure with part glazed frontage to the showroom steel clad elevations under a steel clad roof. The showroom presents well with tiled floors, lighting, kitchen area, W/Cs and offices. A mezzanine provides a storage area.

QUOTING RENT

The quoting rent for the showroom element of the premises is £27,000 exclusive.

SERVICES

We are informed that mains electricity and water are connected. Prospective occupiers must satisfy themselves with regard to the condition and capacity of services.

TENURE

The property is available to rent on terms to be agreed.

ACCOMMODATION

	Sq M	Sq Ft
Showroom	304.97	3283
Mezzanine	48.74	525
Total	353.71	3,808

RATEABLE VALUE

The showroom element would need to be assessed for business rates. Prospective occupiers are advised to make their own enquiries of the Local rating Authority to establish exact rates payable.

VAT

All prices quoted are exclusive of VAT

PLANNING

The property has a recently lapsed residential consent (PL/2021/07898) for the demolition of the garage and replacement of nine dwellings.

For more information contact

Wiltshire Council

mail: developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

All prices quoted are exclusive of VAT



EPC

The property has an EPC rating of Band E

VIEWINGS

Strictly by appointment with the sole agents
Carter Jonas

Contact: 01179221222

ANTI MONEY LAUNDERING

Prospective Occupiers will be requested to provide the usual information to satisfy AML requirements when Heads of terms are agreed.

SUBJECT TO CONTRACT



For identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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June 2026

Carter Jonas