



📍 25-29 High Street, Warminster, Wiltshire, BA12 9AG

🔗 Auction Guide £300,000

- For Sale by Online Auction
- Thursday 2nd April 2026
- Lot 23
- Guide Price £300,000+

🏠 Freehold

📊 EPC Rating



LOT 23  
FOR SALE BY ONLINE AUCTION  
THURSDAY 2nd APRIL 2026  
GUIDE PRICE £300,000+

Mixed use town centre investment comprising 3 shops with 2 flats over and producing £41,736 per annum. Some modernisation required to the residential areas.

The property is Grade II listed. No 25 has an internal floor area of about 66.1m<sup>2</sup> and is let at £8,400pa. No 27 has an internal floor area of about 12.8m<sup>2</sup> and is let at £4,200pa. No 29 has an internal floor area of about 80.1m<sup>2</sup> and is let at £11,436pa.

The flats both have spacious accommodation and are accessed at the rear with a communal hall. They are let on AST's at £750 and £725pcm which equates to £17,700pa. Potential to increase rents for both flats.

what3words///sprouted.trooper.trail

For further information please go to our auction site.

#### Situation & Description

The market town of Warminster is situated in south Wiltshire close to the Somerset border and Salisbury plain. There are a variety of retail outlets including independent shops and cafes. There is a railway station as well as easy access onto the A303. The town is well located for the larger cities of Bath & Salisbury.

#### Viewings

To arrange a viewing, contact: Trowbridge Office.

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### Online Auction

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

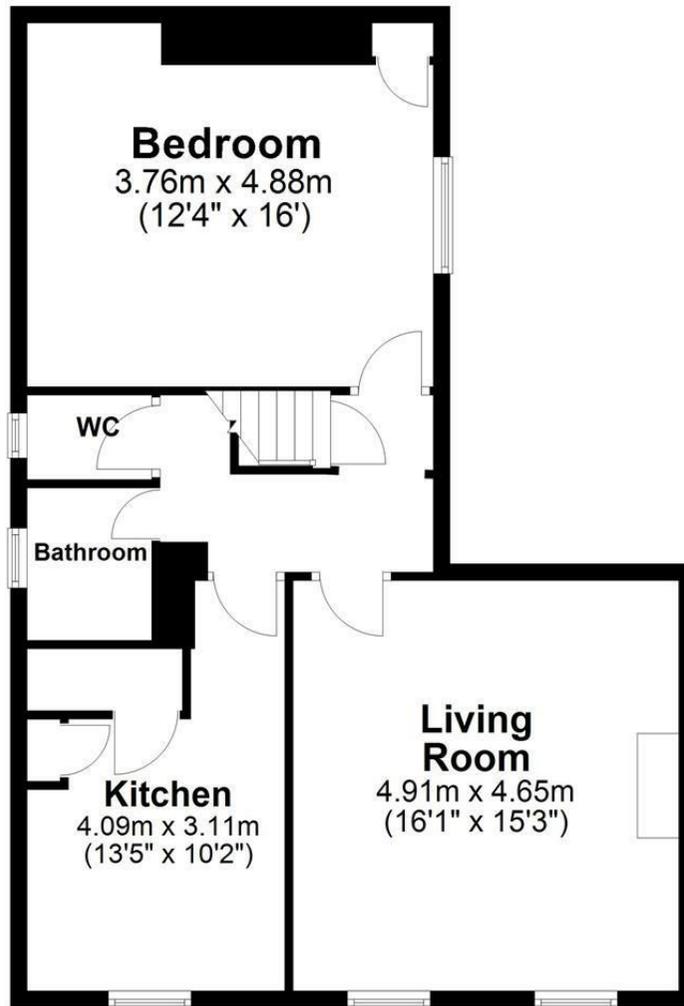
#### Legal Pack

You can download or pre-register for the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.



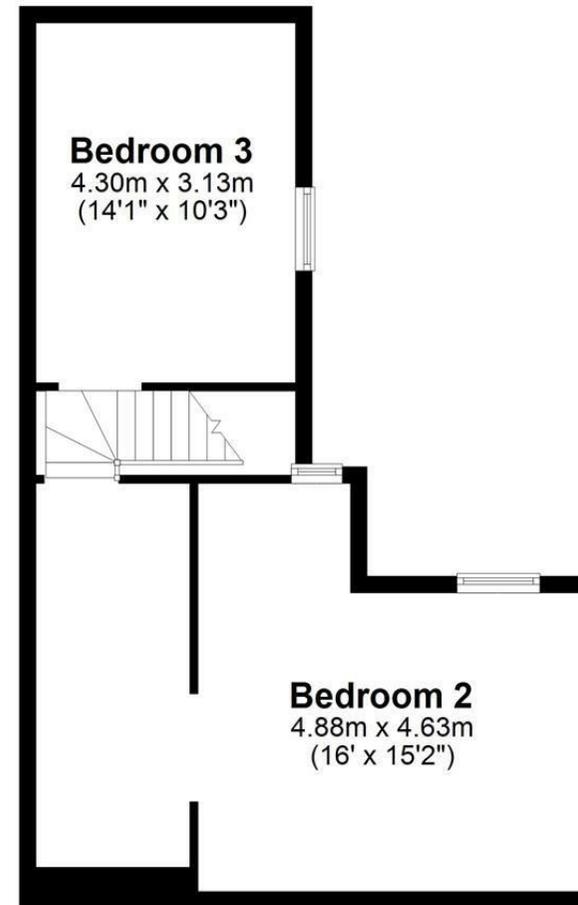
### First Floor - 25b

Approx. 55.5 sq. metres (597.7 sq. feet)



### Second Floor - 25b

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.