



Spread Eagle Courtyard, High Street, Stourton, Warminster, BA12 6QE

An attractive retail unit to let at the heart of the world-famous Stourhead Estate.
Available from 1st January 2027.



1,158 sq. ft.

- 300,000 - 400,000 visitors annually
- Allocated parking
- Fantastic location
- Historic courtyard setting

Guide Rent **£12,000 Per Annum**

THE PROPERTY

The property comprises a ground floor retail unit and first floor store/studio situated within the Spread Eagle courtyard, part of the famous Stourhead Estate.

The open-plan ground floor retail premises measures approximately 83.4 sq m (898 sq ft). It has a recessed kitchen/tea point, paved brick floor, painted plaster wall finishes, high ceilings, air conditioning and ceiling mounted lighting, making it an attractive and well-appointed premises that is in keeping with its historic location. The first floor studio/office/store measures approximately 24.15 sq m (260 sq ft) and provides useful ancillary accommodation to compliment the retail floorspace below.

There are shared toilet facilities within the courtyard and the property benefits from two allocated car parking spaces in the adjacent carpark.

SPREAD EAGLE COURTYARD

The Spread Eagle Courtyard is on the National Trust's Stourhead estate which is at the heart of a 1,072-hectare (2,650-acre) country estate. The estate features the world-famous Palladian mansion, and one of the world's finest landscape gardens. The 18th-century design centres on the magnificent lake, surrounded by classical temples, enchanting grottos and rare and exotic trees.

King Alfred's Tower, an intriguing red-brick folly built in 1772 by Henry Flitcroft, is almost 50m high with spectacular views over the estate. Much of the surrounding countryside comprises woodland and downland, with two interesting Iron Age hill-forts, White Sheet Hill and Park Hill Camp, all of which is carefully managed by The National Trust.

Stourhead is where chalk downs, ancient woods and farmland are managed for nature conservation. It receives between 300,000 and 400,000 visitors each year.

DIRECTIONS

What3words: ///maker.tuned.connected

EPC

Energy Rating: 54 (C)

LOCAL AUTHORITY

Wiltshire Council: Tel 01249 706290

RV: TBC

CODE FOR LEASING BUSINESS PREMISES

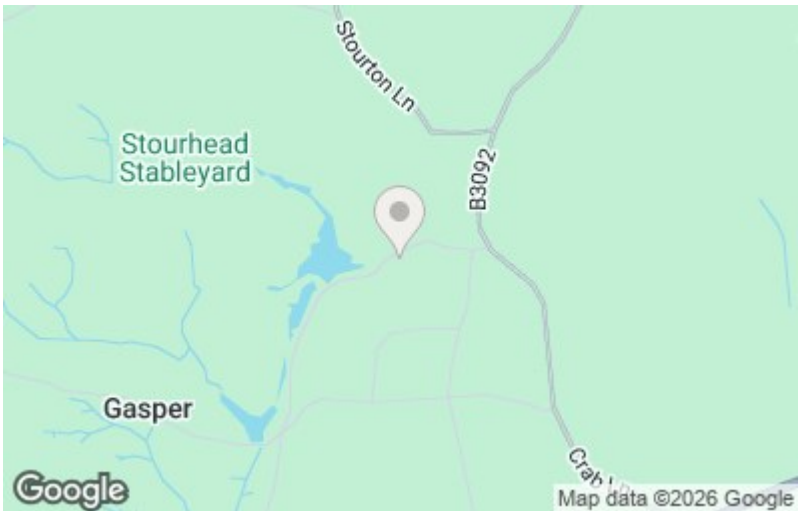
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/RH/23.07.26



01305 261008 ext 5

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. 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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.