



TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
694 sq ft (64.51 sq m)

- Busy Street Frontage
- Available on New Lease
- Rent not Subject to VAT
- Potential for Nil Business Rates

Fisherton Street, Salisbury

106 Fisherton Street, Salisbury, SP2 7QY



LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

The premises are situated on Fisherton Street, a popular shopping street in the City Centre, conveniently located near the Railway Station. The property benefits from being adjacent to Fisherton Mill, a popular gallery/art studio/café location, with other nearby occupiers including Deacons Public House and The Computer Centre.

DESCRIPTION

The property comprises a ground floor lock up shop currently used as an Education Centre. The shop has fitted carpets, LED downlighters and gas central heating. There are two WC's at the rear of the shop, one of which being accessible for wheelchair use.

PLANNING

The property currently has planning permission to be used within Class D1(c) and for no other purpose. Planning permission will therefore be required to widen the permitted use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Net Frontage	13' 9"	(4.30 m)
Internal Width (max)	20' 4"	(6.20 m)
Shop Depth (max)	41' 10"	(12.75 m)
Net Sales Area	694 sq ft	(64.51 sq m)
Separate WC's		

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£12,500 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £6,200.*

Rates payable for year ending 31/03/26:

£3,093.80.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

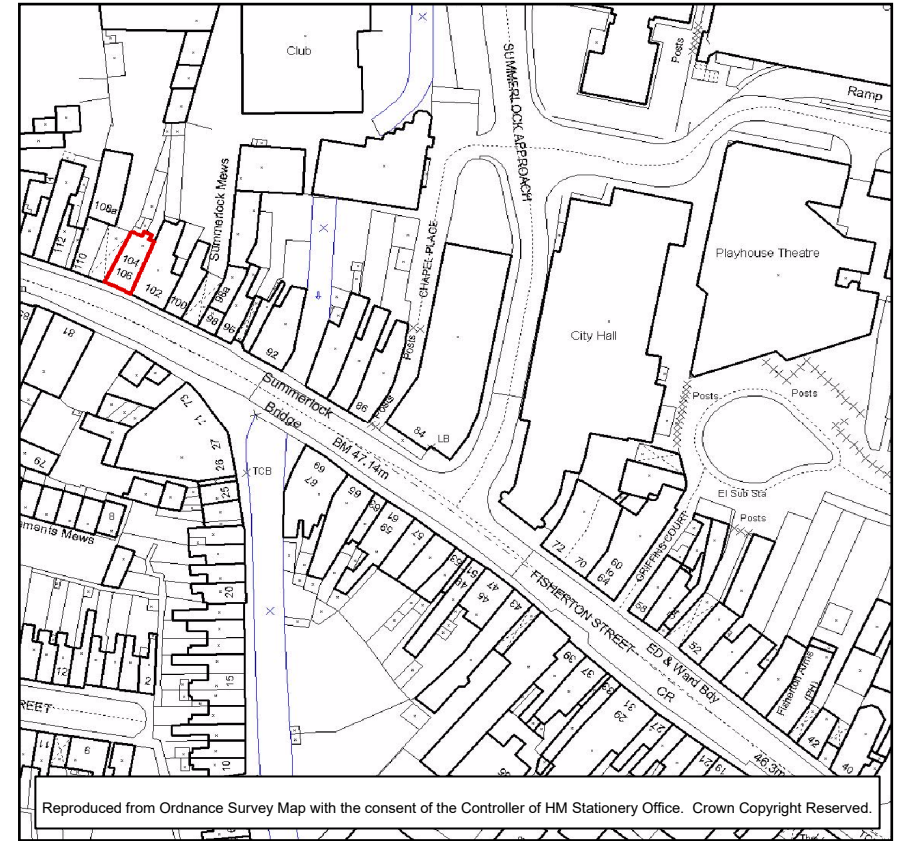
**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity, gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 the RICS web-site, www.rics.org.



ENERGY PERFORMANCE

The property has an EPC rating of C64.

VIEWING

Strictly by appointment only.

Ref: SL/JC/JW/14497

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