



TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
944 sq ft (87.70 sq m)

- Central Trading Position
- Prominent Display Frontage
- Open Plan Ground Floor Sales
- Upper Floor Ancillary Space
- Available on New Lease
- Rental Guide £33,000 pa
- Rent Not Subject to VAT

Silver Street, Salisbury

57 Silver Street, Salisbury, SP1 2NG

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.

Other nearby trading occupiers include Holland & Barrett, Reeve the Baker, Chicktales Restaurant, Santander Bank, Boots, Caffe Nero, Smith England Hair Salon, Luxury Bubble Clothing and Seasalt Clothing.

DESCRIPTION

The premises form part of a Grade II Listed Building and benefit from a full width glazed display frontage with central double entrance doors, leading to an open plan ground floor sales area with internal stairs linking to a first floor ancillary storage space, with separate staff kitchen and WC facility.

The second floor comprises additional storage space with restricted ladder access.

PLANNING

The premises have been used for Class A1 (retail) use, now within Class E(a) (economic, business and services) 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

Gross Frontage **18' 7"** (5.66 m)
Net Frontage **16' 10"** (5.13 m)
Internal Width **16' 8"** (5.08 m)
Widening to **19' 6"** (5.94 m)
Shop Depth **57' 0"** (17.37 m)

Net Sales Area **944 sq ft** (87.70 sq m)

First Floor

Ancillary **523 sq ft** (48.59 sq m)

Kitchen **40 sq ft** (3.72 sq m)

Separate WC

Second Floor

Storage **621 sq ft** (57.69 sq m)

Total Net

Internal Area **2128 sq ft** (197.69 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term.

RENT

£33,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

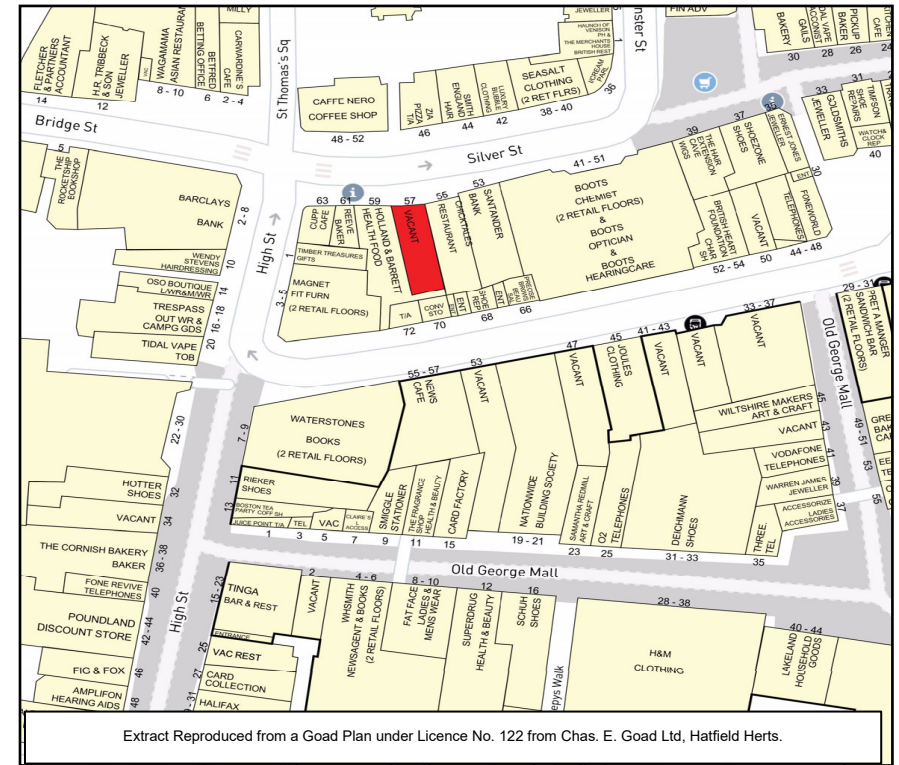
Rateable Value: £23,750.*

Rates payable for year ending 31/03/27:

£9,072.50.

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

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.



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SERVICES

Mains electricity, 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.

ENERGY PERFORMANCE

The property has an EPC rating of C52.

VIEWING

Strictly by appointment only.

Ref: SL/JW/16448

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