

**Unit 19,
Cross Keys Shopping Centre,
Winchester Street, Salisbury, SP1 1EL**

City Centre Retail Unit

Ground Floor Net Sales 1240 sq ft (115.20 sq m)

With First Floor Ancillary

To Let



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just over 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008).

SITUATION

The premises occupy a central trading position within the Cross Keys Shopping Centre, fronting the covered Mall, adjoining the entrance with Winchester Street, with other nearby occupiers including T K Maxx, Subway, McDonalds, Betfred and Clearway Pets.

DESCRIPTION

The premises comprise a ground floor retail unit, benefiting from a full width glazed window display frontage to the Shopping Mall, with a double door central entrance, leading to an open plan sales area, with internal stairs leading to the ancillary first floor sales/storage space, with staff facilities and loading doors to the roof deck shared service yard, with vehicular access for loading via Brown Street.

ACCOMMODATION

Net Frontage	19' 6"	(5.94 m)
Internal Width	20' 6"	(6.24 m)
Shop Depth	60' 9"	(18.52 m)

Net Sales Area	1240 sq ft	(115.20 sq m)
First Floor Ancillary	1097 sq ft	(101.19 sq m)
Staff Kitchenette		
Separate WC		

LEASE TERMS

A new full repairing and insuring lease for a term a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term. The lessee to pay a service charge for the upkeep and maintenance of the common areas of the Shopping Centre.

RENT

£17,500 per annum exclusive.

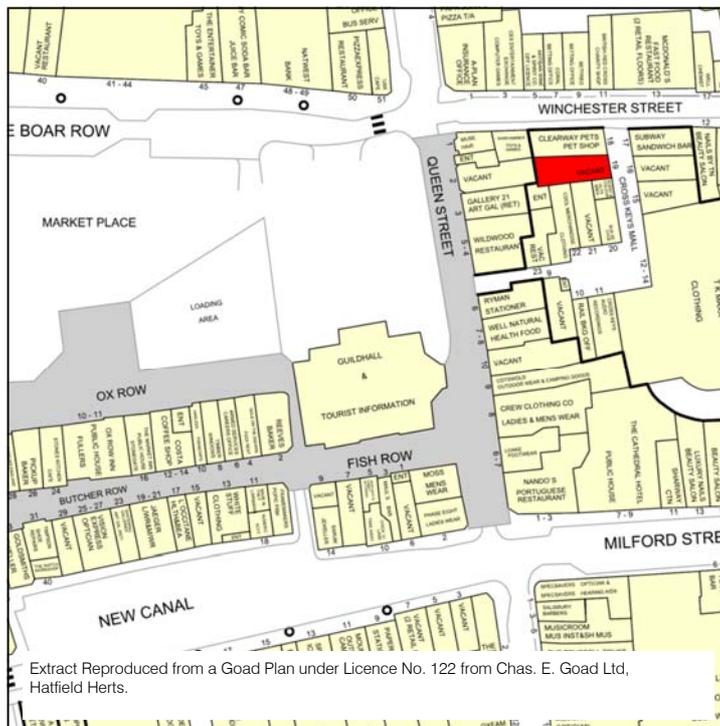
VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

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



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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.

PLANNING

The premises were previously used for Class A1 (retail) use, now Class E (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: 01722 434327.

ENERGY PERFORMANCE

The property has an EPC rating of B49.

VIEWING

Strictly by appointment only, contact Simon Lee on 01722 337577.

Ref: SML/JW/6561-19

CODE FOR LEASING BUSINESS PREMISES

As a 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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