



### TO LET

City Centre Office Premises  
Total Net Floor Area  
643 sq ft (59.73 sq m)

- Grade II Listed Building
- Central Trading Position
- New Lease Terms Negotiable
- Separate Ground Floor Entrance

## St Thomas's Square, Salisbury

First Floor, 4 St Thomas's Square, Salisbury, SP1 1BA

## 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.

4 St Thomas's Square is situated in the City Centre, within easy reach of the Market Square. It is situated close to Salisbury's Central Car Park and there are a number of other well known occupiers within close proximity including Giggling Squid, HSBC, Cote and S C Tax.

## DESCRIPTION

The premises comprise first floor offices, forming part of an attractive Grade II Listed Building. A ground floor entrance leads to the first floor offices, which have kitchen and WC facilities. The property benefits from gas-fired central heating via a central boiler and radiators throughout.

## PLANNING

The premises have been used as a massage therapy salon (sui generis use). There are operation hours restrictions between the hours of 0800 am to 2000 pm on any day. 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

First Floor  
(5 offices) **643 sq ft** (59.73 sq m)  
Kitchen **42 sq ft** ( 3.90 sq m)  
Separate WC's

## LEASE TERMS

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

## RENT

£8,500 per annum exclusive.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

Rateable Value: £9,200.\*

Rates payable for year ending 31/03/26:

£4,590.80.\*\*

\*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, 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

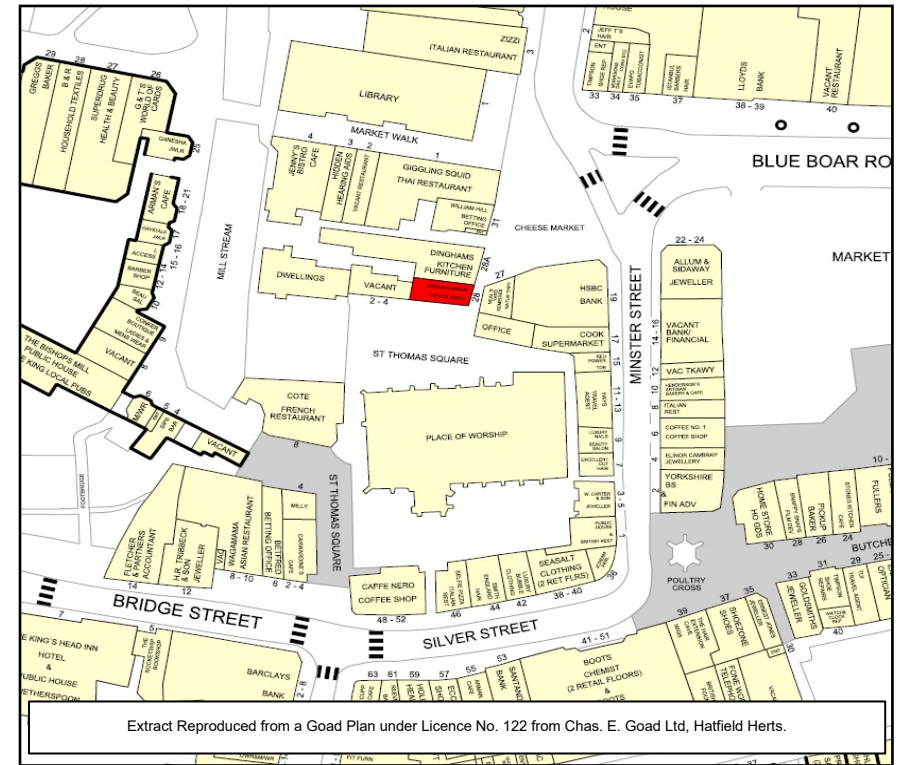
The property has an EPC rating of C59.

## VIEWING

Strictly by appointment only.

Ref: SL/MF/JW/7972

**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](http://www.rics.org).



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