



TO LET

City Centre Serviced Offices
208 & 270 sq ft
(19.32 & 25.08 sq m)

- Attractive Period Building
- Long Established Serviced Office Facility
- All Inclusive Licences
- On Site Parking, available by Negotiation
- Short Walk to Old George Mall Shopping Centre & Cathedral Close

St Ann Street, Salisbury

10 St Ann Street, Salisbury, SP1 2DN

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.

St Ann Street is situated in the heart of the City Centre and connects to Exeter Street/St John Street, adjacent to the Cathedral Close and near to the White Hart Hotel

DESCRIPTION

10 St Ann Street comprises an attractive two storey period style office building. The accommodation comprises private offices situated on the first floor. The building has a serviced reception in normal working hours, shared kitchen and WC facilities.

PLANNING

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.

ACCOMMODATION

Room 411	208 sq ft	(19.32 sq m)
Room 412	270 sq ft	(25.08 sq m)

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.

LEASE TERMS

The suites are available on licences inclusive of rent, services, reception, business rates.

On site parking is available by separate negotiation.

RENT

Room 411	-	£6,250 per annum exclusive.
Room 412	-	£8,150 per annum exclusive.

VAT

VAT is not payable on the licence fee.

BUSINESS RATES

Rent inclusive of business rates.

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

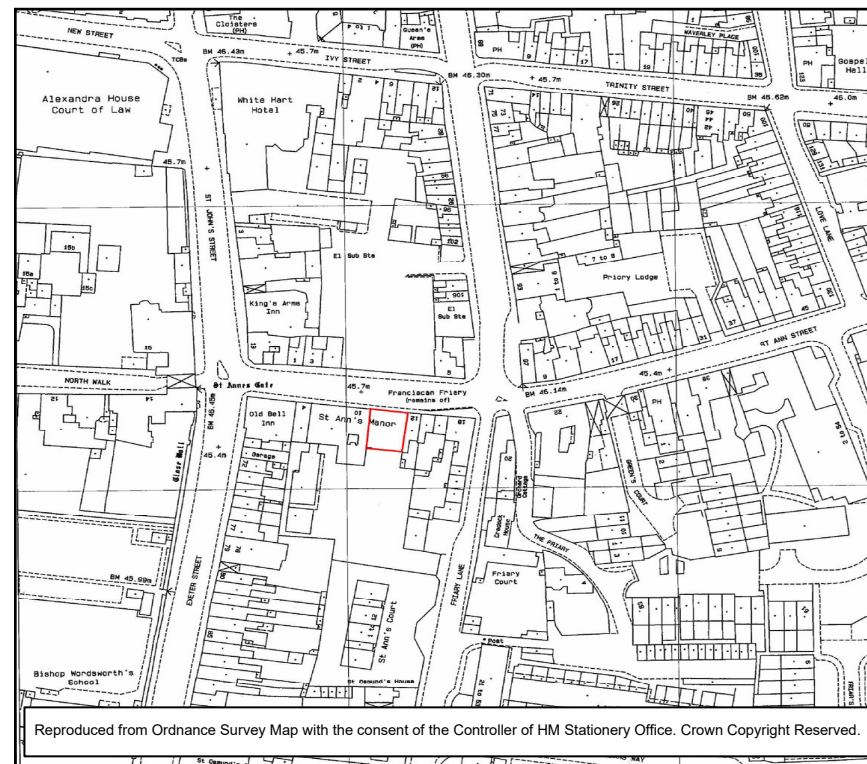
The property has an EPC rating of C67.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17306

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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