



TO LET

Lock Up Shop Premises
341 sq ft (31.68 sq m)

- Main Street Frontage
- Open Plan Sales Area
- Available on New Lease
- Rent not Subject to VAT
- Potential for Nil Business Rates

Castle Street, Salisbury

91 Castle Street, Salisbury, SP1 3SP

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 property is situated to the northern end of Castle Street. Castle Street is a mixed retail street, which houses a number of estate agents, financial service providers, together with a Tesco Metro store.

DESCRIPTION

The property comprises a lock up shop with open plan retail area, with a rear storage area and cloakroom.

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

Net Sales Area **264 sq ft** (24.52 sq m)
Kitchen **19 sq ft** (1.78 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

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

RENT

£9,750 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £9,000.*

Rates payable for year ending 31/03/26:
£4,491.00.**

*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 C52.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16933

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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