



TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
856 sq ft (79.52 sq m)

- Central Trading Position
- Prominent Display Frontage
- Open Plan Ground Floor Sales
- Available on New Lease
- Rental Guide: £34,000 pax

New Canal, Salisbury

3/5 New Canal, Salisbury, SP1 2AA

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 occupies a central trading position fronting New Canal, which forms part of the City's inner Ring Road, close to its junction with Catherine Street and Queen Street. Nearby occupiers include Sofas & Stuff, Biggie Best, Mountain Warehouse, Specsavers, Nando's, Odeon Cinema, Blacks and Marks & Spencer.

DESCRIPTION

The premises comprise a ground floor retail unit with an open plan sales area in a shell condition, ready for an incoming tenant's fitting out, together with a rear lobby and separate WC facility.

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 **22' 6"** (6.86 m)
Net Frontage **17' 0"** (5.18 m)
Internal Width
(max) **31' 6"** (9.60 m)
Shop Depth
(max) **36' 11"** (11.25 m)

Net Sales Area **856 sq ft** (79.52 sq m)
Rear Lobby **21 sq ft** (1.95 sq m)
Separate WC

LEASE TERMS

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

RENT

£34,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed following recent redevelopment works.*

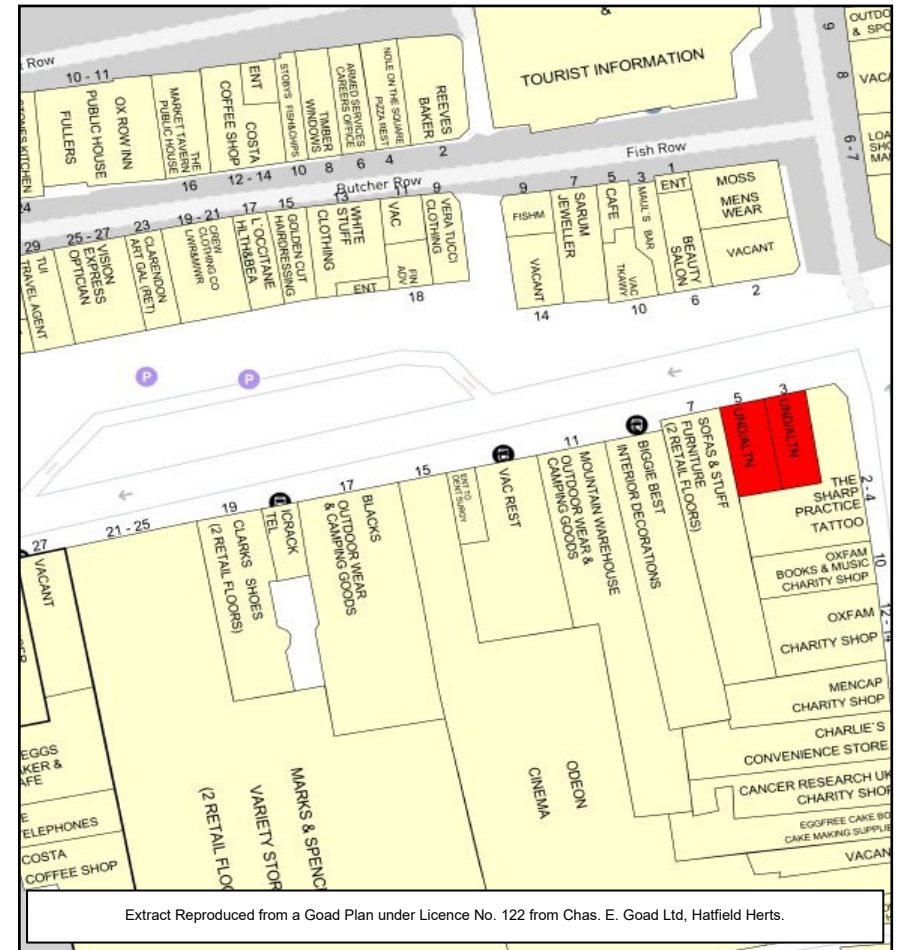
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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.

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.



Extract Reproduced from a Goad Plan under Licence No. 122 from Chas. E. Goad Ltd, Hatfield Herts.

ENERGY PERFORMANCE

An EPC will be provided on completion of the redevelopment works.

VIEWING

Strictly by appointment only.

Ref: SL/JW/18391

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.