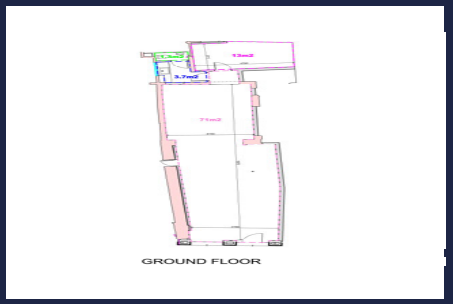






TO LET OR FOR SALE

City Centre Retail Premises
Ground Floor Net Sales Area
723 sq ft (67.17 sq m)

- Central Trading Position
- Adjoining Bradbeers Department Store and Opposite Central Market Place
- To be Fully Refurbished
- New Lease Available or For Sale on New Long Leasehold Interest
- Rental: £27,000 per annum exclusive
- Price Guide: £275,000

Blue Boar Row, Salisbury

47 Blue Boar Row, Salisbury, SP1 1DA

Myddelton & Major™

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 prominent trading location fronting Blue Boar Row, opposite Market Place, close to Bradbeers Department Store and with other nearby trading occupiers including Sport It First Outlet, Natwest Bank, Pizza Express, Wildwood Restaurant, Rymans Stationers and Alum & Sidaway Jewellers.

DESCRIPTION

The premises form part of a Grade II Listed Building and comprise a ground floor retail unit with a feature window display and front entrance leading to an open plan sales area, together with a staff kitchen and separate WC and rear ancillary stockroom/office.

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.

ENERGY PERFORMANCE

An Energy Performance Certificate will be issued on completion of refurbishment works.

ACCOMMODATION

Gross Frontage	**15' 9"**	(4.80 m)
Net Frontage	**9' 10"**	(3.00 m)
Internal Width (max)	**14' 11"**	(4.55 m)
Shop Depth	**52' 2"**	(15.90 m)
Net Sales Area	**723 sq ft**	(67.17 sq m)
Kitchen	**40 sq ft**	(3.70 sq m)
Separate WC		
Rear Stockroom/ Office	**140 sq ft**	(13.00 sq m)

TENURE

New Lease or Long Leasehold.

A 999 year long lease at a peppercorn rental.

There is a service charge payable towards the upkeep and maintenance of the common areas of the building.

PRICE

£275,000.

LEASE TERMS

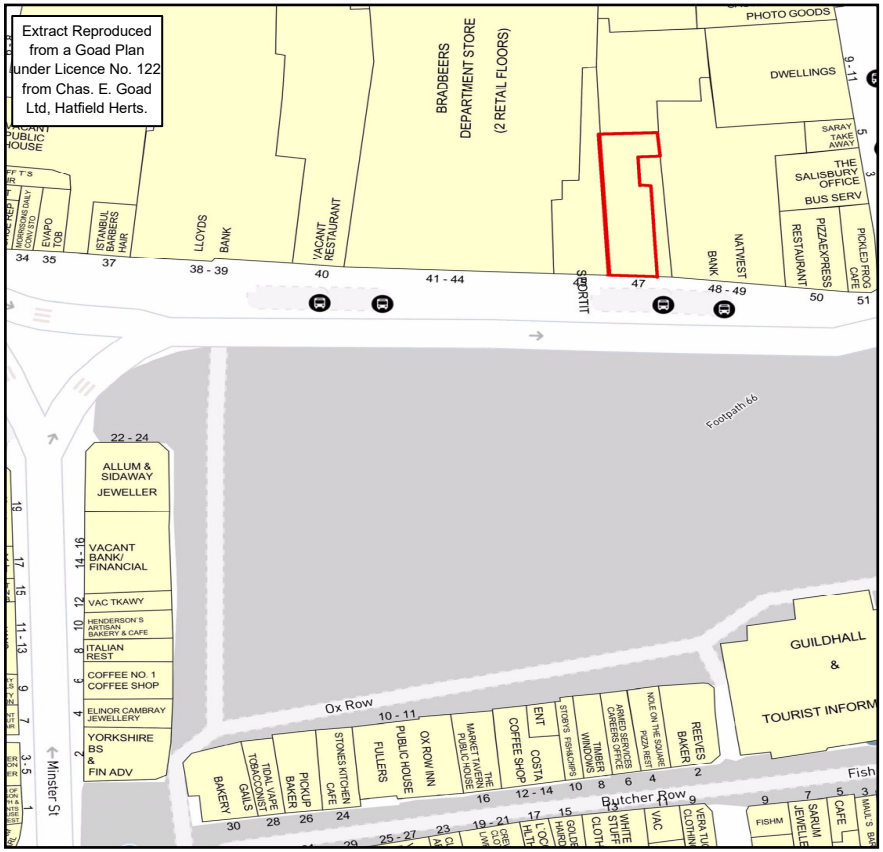
A new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RENT

£27,000 per annum exclusive.

VAT

VAT is payable on the rent/price.



BUSINESS RATES

To be assessed.*

*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.

VIEWING

Strictly by appointment only.

Ref: SL/JW/9603

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.

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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