

**Unit 31, The Clarendon Centre,
Dairy Meadow Lane,
Southampton Road, Salisbury,
SP1 2TJ**

Industrial/Trade Counter Unit

1845 sq ft

(171.40 sq m)

To Let



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

The Clarendon Centre is situated in a prime position and has a major frontage to the A36 Southampton Road on the southern edge of the City. Occupiers of the Clarendon Centre include Dulux Decorating Centre, Sally Hair & Beauty, Plumbase and HSS Hire.

DESCRIPTION

The premises comprises a modern industrial/trade counter unit of steel frame construction with part cavity brick and block elevations, part profile steel elevations to walls and roof. The unit is currently configured as one unit.

Features Include:-

- 4.92 m to minimum eaves.
- Loading doors 3.6 m wide and 4.7 m high.
- DDA compliant WC.
- 4 on site parking spaces.

ACCOMMODATION

Ground Floor	1590 sq ft	(147.71 sq m)
First Floor Office	255 sq ft	(23.69 sq m)
Total	1845 sq ft	(171.40 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the upkeep and maintenance of the common areas of the Estate. The units will be refurbished once the current tenant vacates and are offered as a single unit or individually.

RENT

£14,750 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £12,250.*

Rates payable for year ending 31/03/21: £6,112.75.

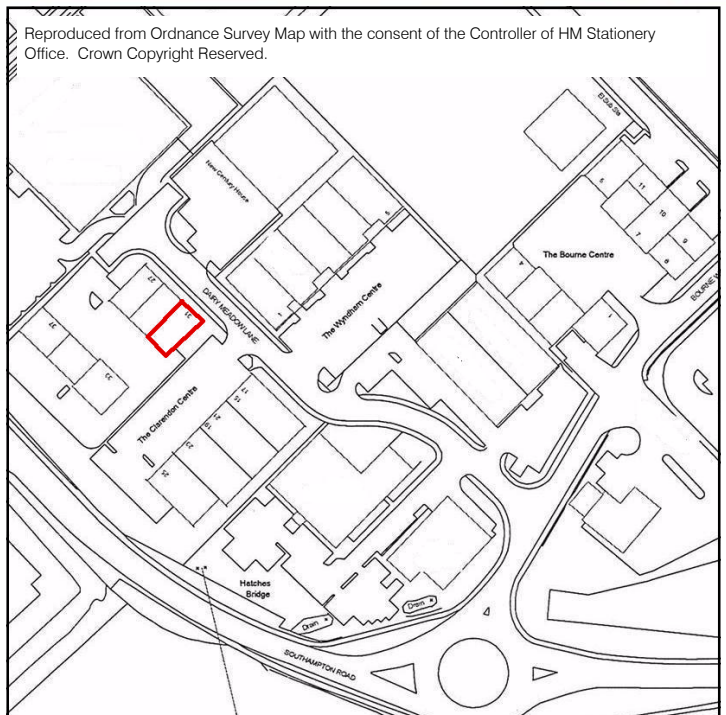
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

SERVICES

Mains electricity, gas, 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.



PLANNING

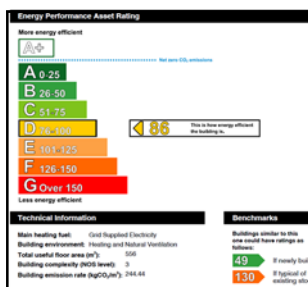
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: DS/JW/9829-29/31

ENERGY PERFORMANCE



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.

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.

49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: commercial@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk

