

# Myddelton&Major

TO LET



15 North Street, Wilton, SP2 0HA

Shop/Office Premises

424 sq ft (39.39 sq m)

Shop/Office in Historic  
Town



## Location

Wilton is a market town 3 miles west of Salisbury and is the ancient capital of Wessex. It is situated at the junction of the A36/A30 and houses Wilton House, owned by the Earl of Pembroke, which attracts at least 100,000 visitors annually. There is a stall market in the Market Square every Thursday

The property is located in North Street, Wilton, close to the Market Place and its junction with Russell Street. North Street acts as a link between the Market Place and Warminster Road (A36) and houses a range of retailers including One Stop Convenience Store, Lloyds Chemist, Budgens, Piccolo Property and other local retailers.

## Description

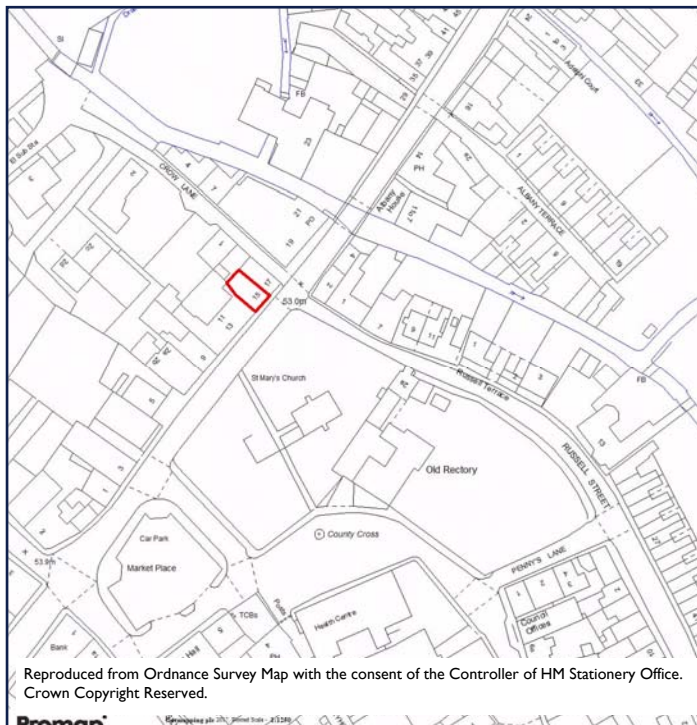
The property comprises a ground floor lock up shop/office, forming part of a three storey building. The building is of brick elevations under a pitched slate roof. The remainder of the building comprises two self contained flats. The shop/office is fitted out to a good standard and has kitchenette and cloakroom facilities and electric heating.

## Planning

The property has planning consent for use within Class E including retail, office and medical services. 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.

## Accommodation

Gross Frontage	17' 0"	( 5.18 m)
Internal Width	13' 5"	( 4.08 m)
Shop Depth	33' 5"	(10.18 m)
Net Sales Area	424 sq ft	(39.39 sq m)



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## 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 payable towards the upkeep and maintenance of the common areas of the building.

## Rent

£7,500 per annum exclusive.

## 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](http://www.rics.org).

## VAT

Rent exclusive of VAT (if applied).

## Business Rates

Rateable Value: £5,600.\*

Rates payable for year ending 31/03/24: £2,794.40.\*\*

\*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 D76.

## Viewing

Strictly by appointment only.

Ref: DS/JW/13977

## 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.