

AMENDED LEASE TERMS



TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
1724 sq ft (160.16 sq m)

- Central Trading Position
- Double Window Display Frontage
- Open Plan Ground Floor Sales
- First Floor Ancillary
- Available on New Lease
- Flexible Terms to be Agreed
- Rent Negotiable

New Canal, Salisbury

45 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 between the junction with High Street and the entrance to the Old George Mall shopping centre, forming the City's central retail core trading area with other occupiers close-by including Boots, Waterstones, Nationwide, Pret-A-Manger and Marks & Spencer.

DESCRIPTION

The property comprises a Grade II Listed Building arranged as a ground floor retail unit benefitting from a full width glazed display frontage with central double door entrance leading to an open-plan sales area, the rear of which is currently fitted as a customer changing area. The first floor comprises two interconnected stockrooms, together with a separate manager's office, staff kitchen and separate WC facility.

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.

PLANNING

The premises have been used for Class A1 (Retail) Use, now within Class E(a) (Economic, Services & Businesses) 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.

ACCOMMODATION

Gross Frontage	29' 1"	(8.86 m)
Net Frontage	26' 1"	(7.95 m)
Internal Width	25' 7"	(7.80 m)
Widening to Shop Depth (max)	30' 6"	(9.30 m)
Net Sales Area	1724 sq ft	(106.16 sq m)
First Floor		
Ancillary Separate WC	677 sq ft	(62.89 sq m)

LEASE TERMS

Flexible new lease terms available. Details upon application.

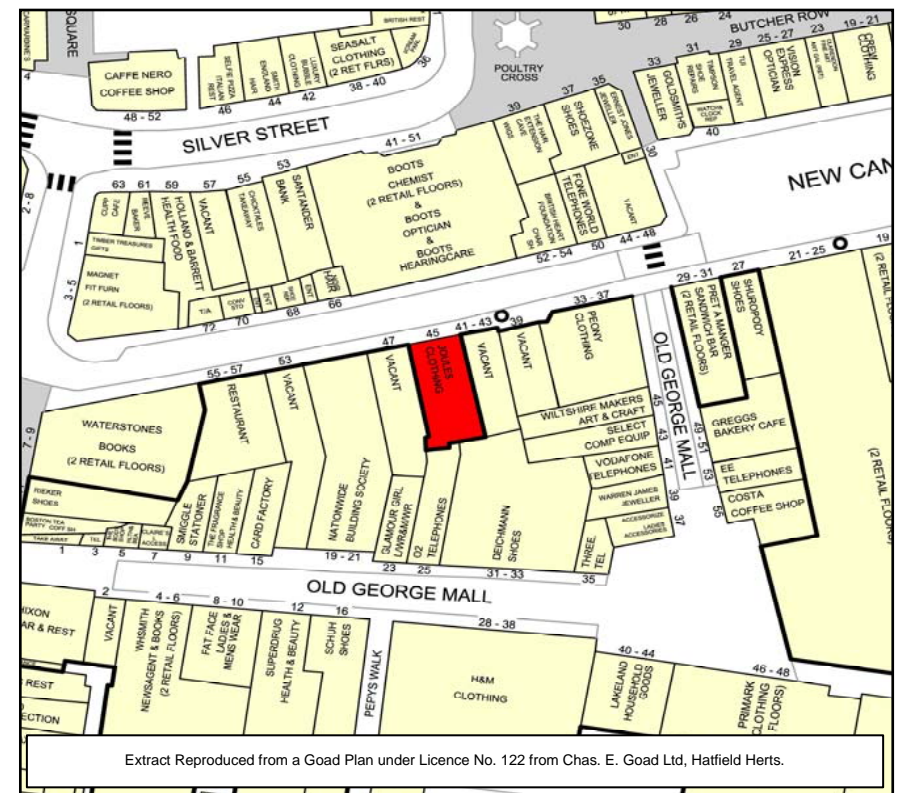
RENT

Guide: £35,000 per annum exclusive.

VAT

VAT is payable on the rent.

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.



BUSINESS RATES

Rateable Value: £57,000.*

Rates payable for year ending 31/03/27: £24,510.

*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.

ENERGY PERFORMANCE

The property has an EPC rating of D97.

VIEWING

Strictly by appointment only.

Ref: SL/JW/19886

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.