



TO LET

Shopping Centre Retail Unit
Total Net Area
1610 sq ft (149.57 sq m)

- Established Outdoor Retail Centre
- A36/A30 Junction Trading Position
- Close to Wilton House Tourist Attraction
- On Site Customer Parking
- Attractive Courtyard Setting
- Available on New Lease Terms

Wilton Village - Shopping & Leisure, Wilton

Unit 2B, Wilton Village - Shopping & Leisure, King Street, Wilton, Salisbury, SP2 0RS

LOCATION

Wilton Village - Shopping & Leisure is situated on the edge of the market town of Wilton, 3 miles west of Salisbury at the junction of the A36/A30, close to Wilton House and adjoining Wilton Carpet Factory, in an attractive historic rural setting on the River Wylde.

The Centre is accessed via Minster Street (A30) and benefits from extensive free customer car and coach parking facilities on the site, with a range of retail trading occupiers including Wilton Flooring & Carpets, Pavers Shoes, Aspiga Fashion, Reclaim Nation Furniture, Pod & Pip, fashion, homeware and garden essentials, Sofasmith, sofas and sofa beds, House of Mac, hair and beauty salon, James Babb Kitchen Design and Weavers Café.

DESCRIPTION

The premises comprise a development of newly refurbished retail units within an attractive pedestrianised, riverside setting, offering a unique range of trading spaces to be offered in specifications to suit an incoming tenant's requirements, subject to negotiation.

In addition, a large anchor store is to be redeveloped to enhance the Centre's retail offer.

PLANNING

The premises have been used for Class A1 (retail) use, now incorporated within Class E (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

Net Frontage **17' 8"** (5.39 m)
Internal Width **27' 3"** (8.31 m)
Shop Depth **53' 10"** (16.41 m)

Net Sales Area **1454 sq ft** (135.08 sq m)
Rear Storage **156 sq ft** (14.49 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 payable towards the upkeep and maintenance of the common areas of the Shopping Centre.

RENT

£24,000 per annum exclusive.

VAT

VAT is payable on the rent.

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.

ENERGY PERFORMANCE

An EPC will be provided on separation from the adjoining building.

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.



VIEWING

Strictly by appointment only.

Ref: SL/JW/17223-2B

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