





TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
507 sq ft (47.10 sq m)

- Central Trading Position
- Dual Aspect Frontage
- Additional Entrance from New Canal
- Open Plan Sales Area
- Ancillary Upper Floors
- Available on New Lease
- Rent £29,500 pa exclusive

Butcher Row, Salisbury

17 Butcher Row, Salisbury, SP1 1EP

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 is situated on Butcher Row, which forms a busy pedestrianised thoroughfare as part of the City's primary core shopping area, linking between Silver Street and Queen Street and with the benefit of an additional display frontage and customer entrance to New Canal, which forms part of the inner City one way system, with numerous multiple retailers trading in the immediate vicinity, including White Stuff, Costa, Vision Express, Tui Travel, Goldsmiths, Gails, Pret a Manger and Marks & Spencer.

DESCRIPTION

The premises comprise a ground floor retail sales area with front and rear window display frontages and separate customer entrances leading to an open plan sales space, together with ancillary office, kitchen and storage on the first and second floors. In addition, there is a basement store (ladder access).

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.

ACCOMMODATION

Net Frontage	**12' 11"**	(3.95 m)
Rear Display Frontage	**11' 9"**	(3.59 m)
Internal Width (max)	**13' 2"**	(4.01 m)
Shop Depth	**45' 4"**	(13.82 m)
Net Sales Area	**507 sq ft**	(47.10 sq m)
Basement Store	**397 sq ft**	(36.88 sq m)
First Floor Ancillary	**355 sq ft**	(32.98 sq m)
Second Floor Ancillary	**338 sq ft**	(31.40 sq m)
Separate WC's		

LEASE TERMS

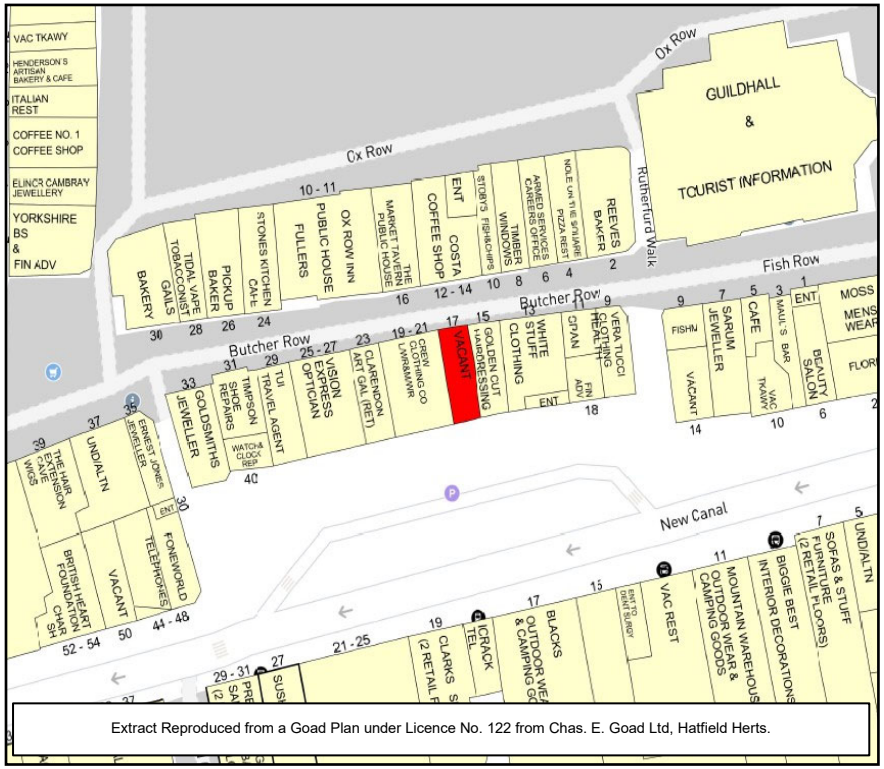
A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£29,500 per annum exclusive.

VAT

VAT is not payable on the rent.



BUSINESS RATES

Rateable Value: £31,250.*

Rates payable for year ending 31/03/27: £11,937.

*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 C55.

VIEWING

Strictly by appointment only. Ref: SL/MF/JW/16771

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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