



## TO LET

First & Second Floor Accommodation  
Up to 1279 sq ft (118.82 sq m)

- Historic City Centre First & Second Floor Accommodation
- Suitable for a Variety of Uses Within Class E
- Important Historic Building

# Queen Street, Salisbury

8 Queen Street, Salisbury, SP1 1EY

## 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 premises occupy a prominent trading position fronting Queen Street, facing directly onto the central Market Place, close to the Cross Keys Shopping Centre, with other nearby occupiers including Rymans Stationers, Wildwood Restaurant, T K Maxx, Cotswold Outdoor, Loake Shoes, Moss Menswear and Nando's.

## DESCRIPTION

The premises comprise the first and second floors of this Grade II Listed Building, being one of Salisbury's most recognised and historic buildings. An entrance from Queen Street leads to stairs to the first and second floors, which are arranged as a number of individual rooms, partly looking out onto Queen Street.

One of the first floor rooms has important Jacobean carved oak panelling.

At second floor there are cloakroom facilities.

**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 property has been used for many years within Class A1, now part of Class E. 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

First Floor	<b>750 sq ft</b>	(69.67 sq m)
Second Floor	<b>529 sq ft</b>	(49.14 sq m)

## LEASE TERMS

A new internal 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

£5,250 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

To be assessed.\*

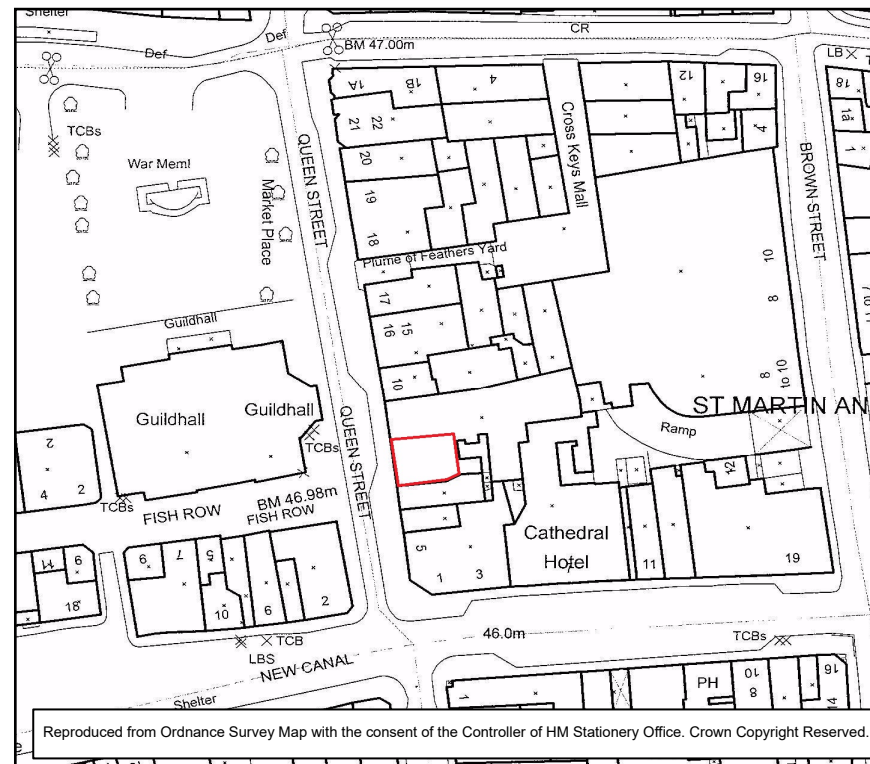
\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## 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.

**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).



## ENERGY PERFORMANCE

The property has an EPC rating of B34.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/17111

**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.