



TO LET

City Centre Retail Premises
Ground Floor Net Sales Area
586 sq ft (54.44 sq m)

- Central Trading Position
- Attractive Window Display Frontage
- Open Plan Ground Floor Sales
- Partitioned Ancillary Rear Storage
- Available on New Lease
- Rental: £26,950 pax

Queen Street, Salisbury

6/7 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 City Centre trading position facing Queen Street, opposite the junction with Fish Row and close to the busy retail areas of Market Place and New Canal, with other nearby occupiers including Nando's, Moss Bros, Artisan Wine & Spirit Company, Cotswold Outdoor, Samantha Luckman Hearing Care and Kokoro.

DESCRIPTION

The premises comprise a ground floor retail unit forming part of a four storey Grade II Listed Building, accessed via a double door front entrance, leading to an open plan sales area, with ancillary rear stockroom, staff kitchen and separate WC.

The sales area currently benefits from a wood effect laminate flooring, painted walls, tiled ceiling with recessed lighting and fitted air handling unit.

The rear ancillary space benefits from fitted storage racking.

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 retail use within Class E(a) (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.

ACCOMMODATION

Gross Frontage	28' 11"	(8.57 sq m)
Net Frontage	23' 5"	(7.16 sq m)
Internal Width	21' 7"	(6.61 sq m)
Shop Depth (max)	31' 10"	(9.48 sq m)

Net Sales Area	586 sq ft	(54.44 sq m)
Rear Ancillary	224 sq ft	(20.81 sq m)
Separate WC		
Outside small enclosed rear yard/bin store		

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, incorporating a rent review at the end of the 5th year. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

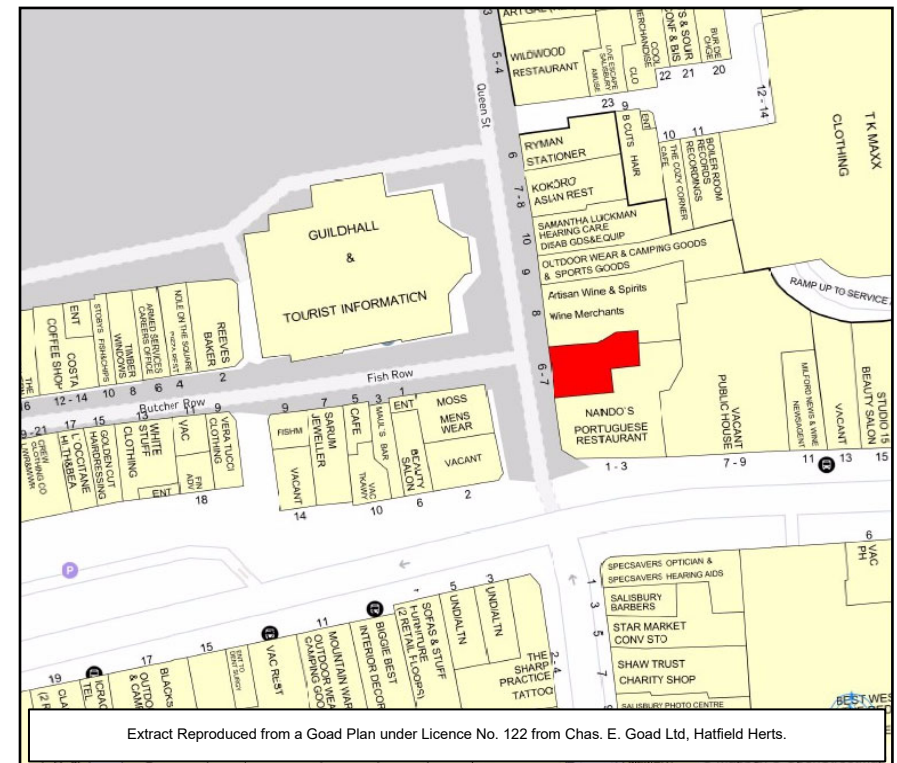
RENT

£26,950 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.



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BUSINESS RATES

Rateable Value: £24,750.*

Rates payable for year ending 31/03/27: £9,454.50.

*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 B50.

VIEWING

Strictly by appointment only.

Ref: SL/JW/17385

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