

TO LET

Retail Unit
324 sq ft (30.10 sq m)

- Lock Up Shop Unit
- Available on New Lease
- Central Trading Position
- Close to High Street
- Attractive Window Frontage
- Open Plan Sales Area
- Separate WC

New Canal, Salisbury

70 New Canal, Salisbury, SP1 2AQ



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, which forms the City Centre's retail core trading area, with other occupiers close by including Noir Hair, Boots, Fone World, Waterstones, Nationwide, Pret a Manger and Marks & Spencer.

DESCRIPTION

The property comprises a mid-terrace ground floor retail unit with an attractive period frontage, incorporating large display windows and offset entrance doorway leading to an open plan retail space with plastered walls, pendant lighting and a WC facility to the rear.

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.

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 **15' 5"** (4.70 m)
Internal Width **18' 6"** (5.64 m)
Shop Depth **19' 1"** (5.82 m)

Net Sales Area **324 sq ft** (30.10 sq m)
Separate WC

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the building.

RENT

£15,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £15,750.*

Rates payable for year ending 31/03/27:
£6,016.50.

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

SERVICES

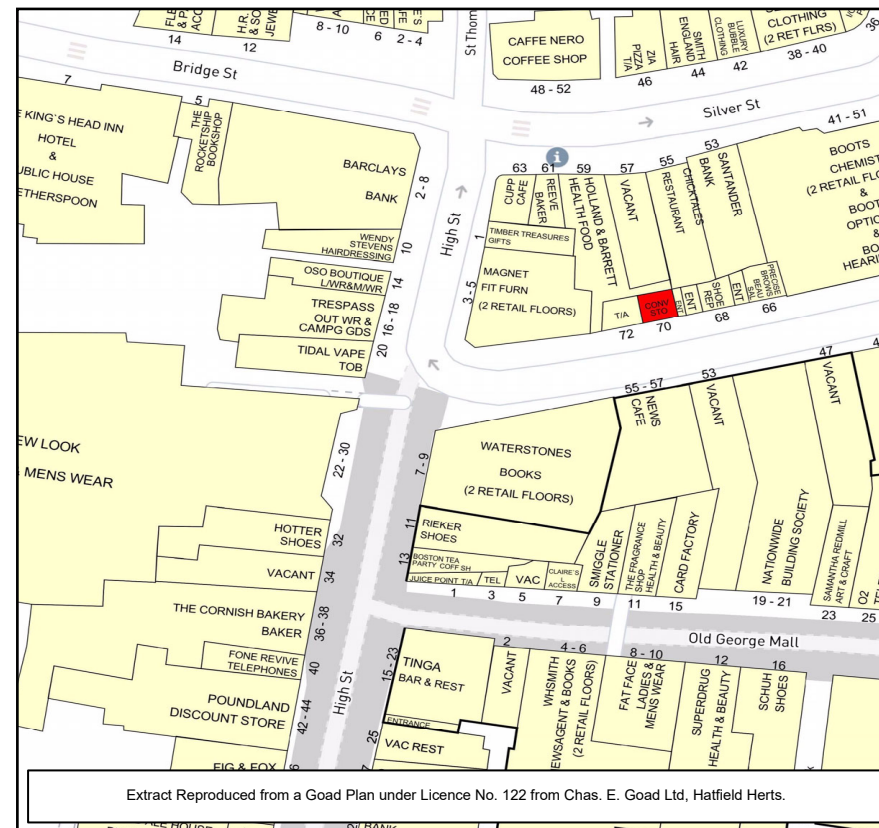
Mains electricity, water and drainage available.

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 B33.

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/MF/JW/14503-70

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