



SHOP TO LET - E Class Use 48 NEW CANAL, SALISBURY SP1 2AQ

LOCATION:

Salisbury is an affluent cathedral city in Wiltshire, which has a residential population in excess of 50,000 and district population of 117,500. The City is 9 miles from Stonehenge and home to the original Magna Carta, attracting circa 700,000 tourists annually.

The premises are situated opposite the entrance to Old George Mall Shopping Centre, where nearby traders include Pret a Manger, Gail's and Rituals.

THE PROPERTY:

The premises are arranged on ground floor, providing the following approximate dimensions and floor areas:

Internal Width	5.71m	18ft 9inches
Depth	10.0m	32ft 9inches
Ground Floor	48.8sqm	525sqft

RENT:

£35,000 per annum exclusive.



LEASE:

The lease is available on a new 5 or 10 year lease.

RATING:

The rateable value is to be reassessed. The estimated new Rateable Value will be around £28,000.

VIEWING:

Please contact this office for further information and viewings:

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