

TO LET

City Centre Retail/Office Premises
551 sq ft (51.19 sq m)

- Central Trading Position
- Close to Market Place
- Opposite Everyman Cinema
- Available on New Lease
- Terms to be Negotiated
- Rental Guide: £10,000 pax
- Rent Not Subject to VAT

Endless Street, Salisbury

Shop 1, 16 Endless Street, Salisbury, SP1 1DP



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, close to the junction with Chipper Lane and Salt Lane, with other nearby occupiers include Everyman Cinema, The Complete Health Chiropractic Clinic, Special Wok Chinese Takeaway, Elite Tailoring, Castle Cameras and MyDentist Dental Surgery.

DESCRIPTION

The premises comprise a ground floor retail unit with a recessed front entrance leading to an open plan sales area, benefiting from a suspended ceiling with fluorescent lighting, together with a partitioned rear office, staff kitchen and separate WC facilities.

PLANNING

The premises have previously been used for retail and office use within Class E (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.

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

Gross Frontage	17' 7"	(5.36 m)
Net Frontage	9' 0"	(2.74 m)
Internal Width	13' 8"	(4.14 m)
Shop Depth	34' 0"	(10.36 m)
Net Sales Area	474 sq ft	(44.03 sq m)
Staff Kitchen	50 sq ft	(4.65 sq m)
Understairs		
Store	27 sq ft	(2.51 sq m)
Separate WC's		

LEASE TERMS

Flexible new lease terms available. Details upon application. There is a service charge payable towards the upkeep and maintenance of the common areas of the building.

RENT

£10,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £7,600.*

Rates payable for year ending 31/03/27:
£2,903.20.**

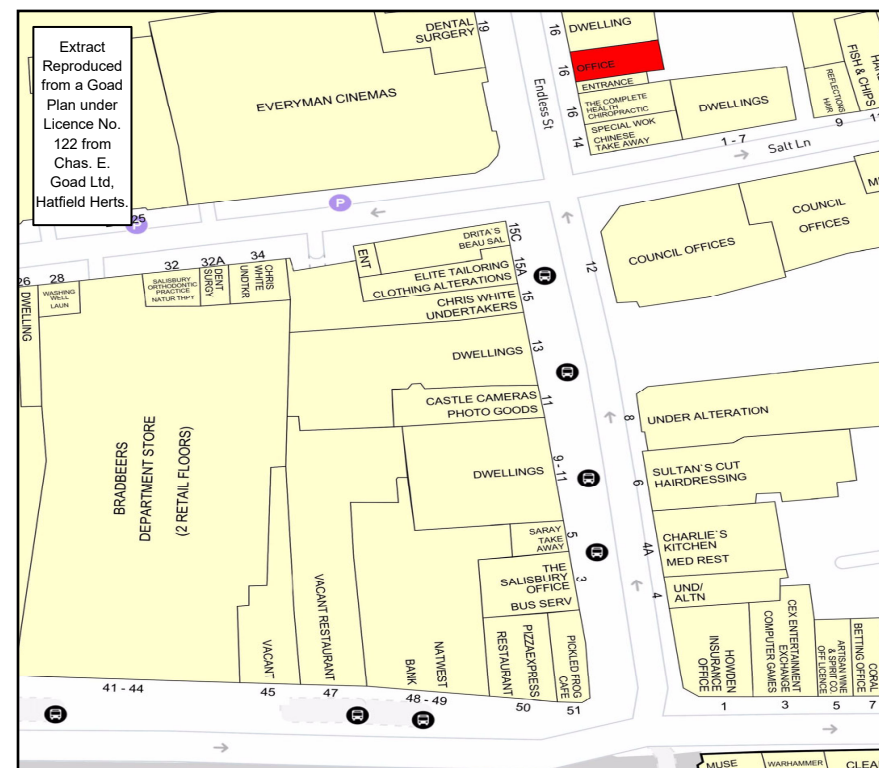
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

****This property may qualify for Small Business Rates Relief.**

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 C65.

VIEWING

Strictly by appointment only.

Ref: SL/MF/JW/14260

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.