



### TO LET

City Centre Office Suites  
From 695 to 2171 sq ft  
(64.67 to 201.69 sq m)

- Popular 1980's Development
- Ground & First Floor Suites
- Modern Specification
- Including Air Conditioning
- Parking Available Under Separate Licence

# Brown Street, Salisbury

37 Brown Street, Salisbury, SP1 2AS



## 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.

37 Brown Street is situated within Salisbury's City Centre. The property is situated opposite Brown Street Car Park and near to the Culver Street Multi-Storey Car Park.

## DESCRIPTION

The premises comprise self contained ground and first floor office suites. The offices are carpeted and have air conditioning and Category II lighting. Each suite has a kitchenette and there are shared cloakroom facilities. Parking is available under a separate licence.

## PLANNING

Planning consent was granted for use as offices within Class E(g)(i). The premises would be suitable for other uses within Class E(g) including medical services and financial and professional services. 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

Ground Floor	<b>695 sq ft</b>	( 64.67 sq m)
First Floor	<b>1476 sq ft</b>	(137.12 sq m)
<b>Total</b>	<b>2171 sq ft</b>	<b>(201.69 sq m)</b>

## LEASE TERMS

A new full 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

Ground Floor	-	£9,750 per annum exclusive.
First Floor	-	£18,750 per annum exclusive.
Parking	-	£1250 per annum per space.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/27**
Ground Floor	£13,250	£5,724
First Floor	£21,250	£9,180

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

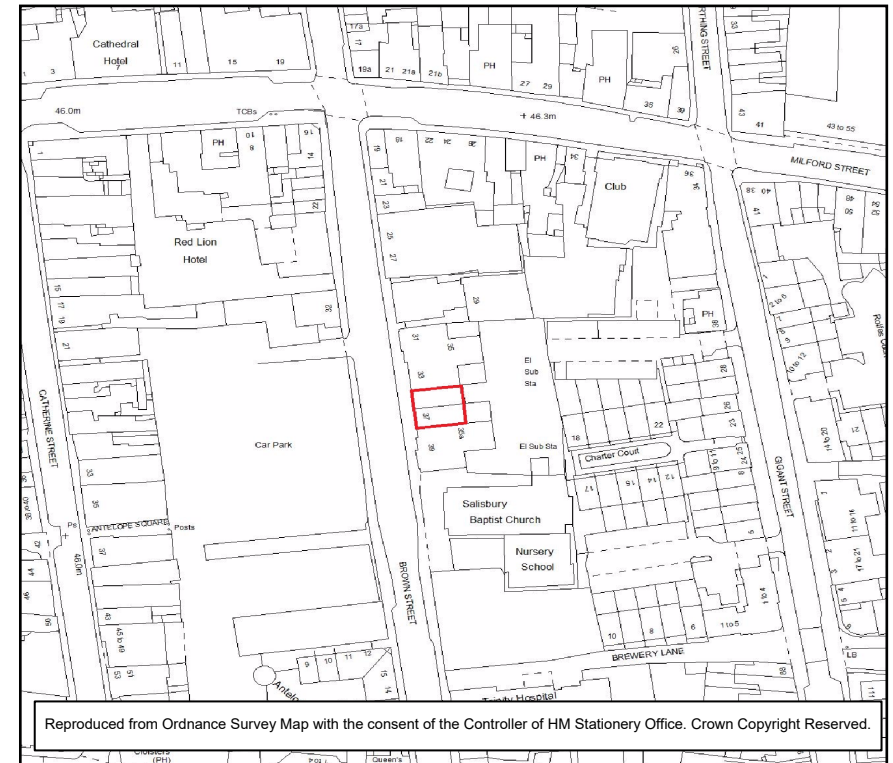
\*\*This property may qualify for Small Business Rates Relief.

## 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.

**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 D87.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/10838-37

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