Myddelton&Major

TO LET

Prime Retail Unit with First Floor Ancillary

46 High Street, Salisbury, SP1 2NT

City Centre Retail Premises

Ground Floor Net Sales Area
822 sq ft (76.36 sq m)

www.myddeltonmajor.co.uk 01722 337577

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 prime trading position fronting the pedestrian section of High Street opposite the entrance to The Old George Mall Shopping Centre, with other nearby occupiers including Poundland, Fone Revive, The Cornish Bakery, Halifax, Hotter Shoes, New Look, Boston Tea Party and Waterstones.

Description

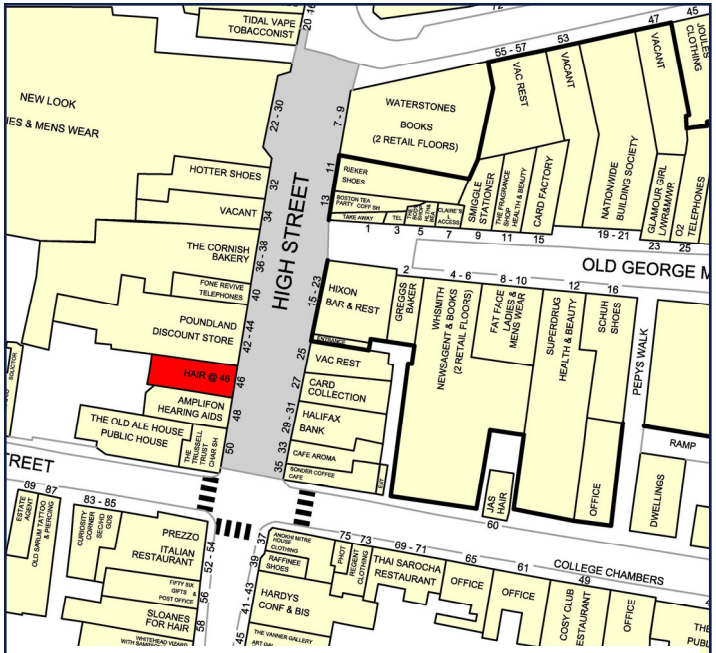
The premises comprise a ground floor retail unit with a full width glazed display frontage and open plan sales area, with ground floor ancillary kitchen and storage, together with additional ancillary staff storage space at first floor level. The sales area can be extended further by removing the ground floor kitchen/ancillary space.

Accommodation

Gross Frontage	**19' 7"**	(5.97 m)
Net Frontage	**17' 0"**	(5.18 m)
Internal Width	**17' 10"**	(5.44 m)
Widening to	**19' 2"**	(5.84 m)
Shop Depth	**50' 0"**	(15.24 m)
Net Sales Area	**822 sq ft**	(76.36 sq m)
Kitchen	**27 sq ft**	(2.51 sq m)
Rear Ancillary	**42 sq ft**	(3.90 sq m)
First Floor Ancillary	**200 sq ft**	(8.58 sq m)

Separate WC facilities.

Note: Additional first and second floor sales and ancillary space can be made available by negotiation.



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Planning

The premises have been used for Class A1 (Retail) Use, now within Class E(a)(Economic, Business & 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.

Lease Terms

A new full repairing and insuring lease for a term of 10 years incorporating an upward only rent review at the end of the 5th year of the term. There is a service charge payable towards the upkeep and maintenance of the external common parts of the building.

Rent

£36,000 per annum exclusive.

VAT

VAT is not payable on the rent.

Business Rates

Rateable Value: £22,500*.

Rates payable for year ending 31/03/26: £11,227.50**.

*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 B48.

Viewing

Strictly by appointment only.

Ref: SL/JW/15448-A

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.

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.

Disclaimer

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