

55 Milford Street, Salisbury, SP1 2BP

Refurbished City Centre Offices

767 sq ft (71.25 sq m)

With Parking

To Let



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Milford Street lies on the eastern edge of the City Centre and links directly to New Canal and the main shopping area. It houses a variety of retail and office occupiers as well as professional services and hotels. Other occupiers include Savills, Strutt & Parker, Diligentia and Winkworths. Public car parking is available in the multi-storey car park in Culver Street, close by.

DESCRIPTION

The premises comprise a self contained ground floor open plan office suite. The accommodation has recently been refurbished to provide the following features:-

- Suspended ceiling with LED lighting.
- Perimeter trunking.
- Air Conditioning.
- Kitchenette.
- Male & Female WC's

Two allocated parking spaces are available with the office at an additional cost of £1000 plus VAT per space per annum.

ACCOMMODATION

Office 767 sq ft (71.25 sq m)

LEASE TERMS

A new full repairing and insuring leases for a term to be agreed. The lessee to pay a service charge for the upkeep and maintenance of the building and common parts.

RENT

£12,000 per annum exclusive.

VAT

Rent subject to VAT.

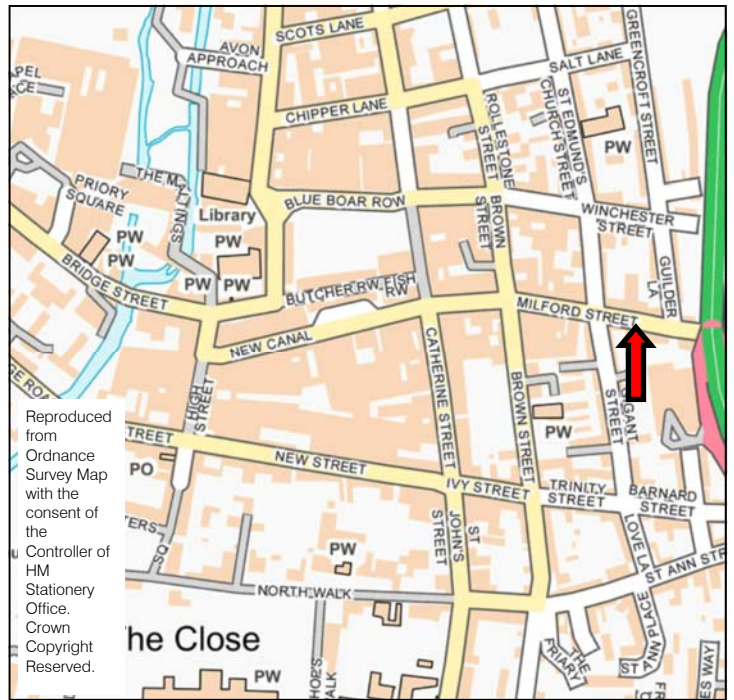
BUSINESS RATES

Rateable Value: £8,800.*

Rates payable for year ending 31/03/21: £4,391.20.**

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

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



PLANNING

The premises have been used for many years within Class A2 (professional and financial services). They will therefore be suitable for Class A2, Class A1 or Class B1 (office) uses, subject to planning consent. 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: 01722 434327.

ENERGY PERFORMANCE

The property has an EPC rating of B 43.

VIEWING

Strictly by appointment only.

Ref: DS/JW/3438-GFA

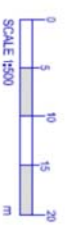
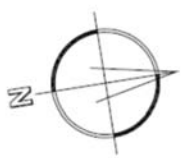
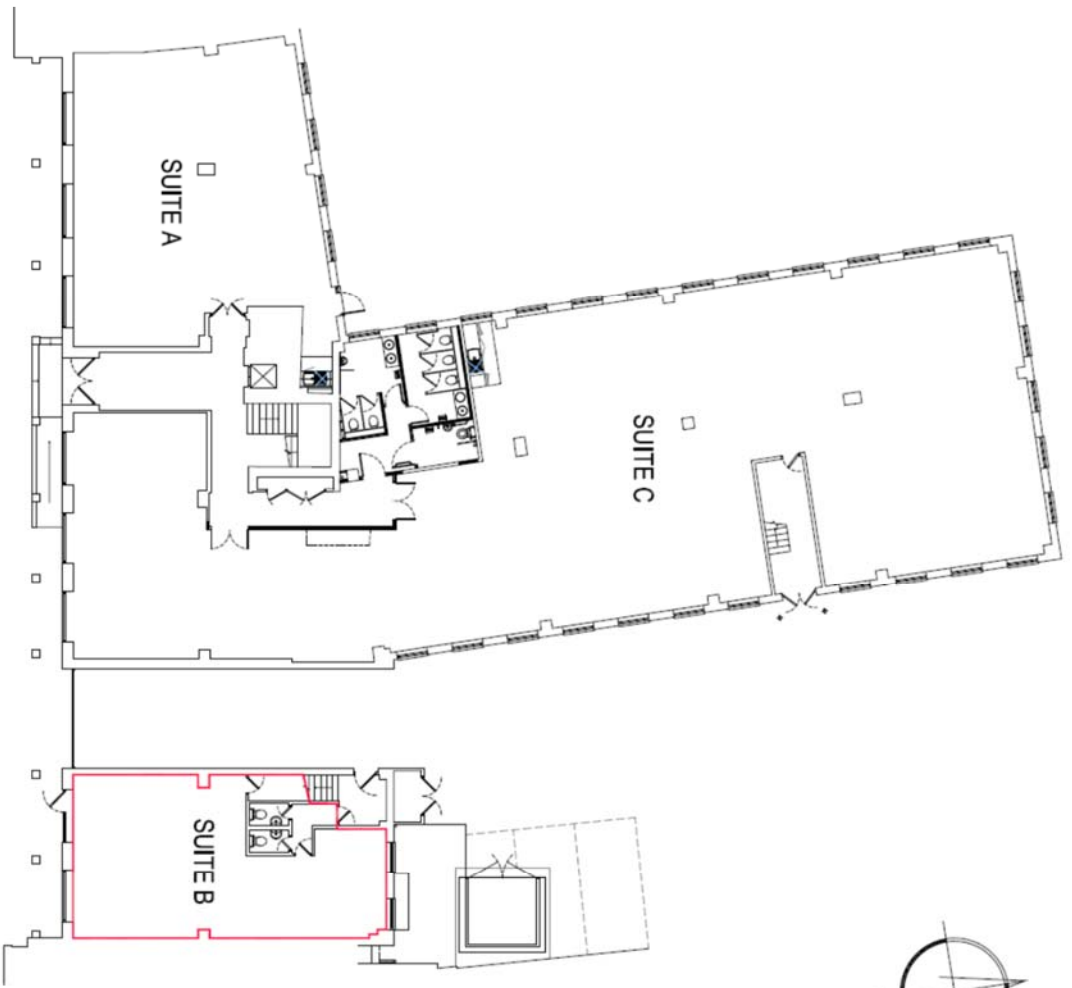
CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasebusinesspremisses.co.uk.

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.

GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	BY	CHK

OTHER THAN FOR THE PURPOSES OF PLANNING, DO NOT SCALE THESE DRAWINGS. USE METRIC DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON THE PAPER TO CORRESPOND TO WORK.

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SUITE B LEASE PLAN

FOR INFORMATION

MILFORD HOUSE
43-55 MILFORD STREET
SALISBURY
WILTSHIRE, SP1 2BP

DATE: JANUARY 2019
 DRAWN BY: OL
 CHECKED BY: .
 SCALE: 1:200
 DRAWING NO.: 7563
 SHEET NO.: 616