

7 Fish Row, Salisbury, SP1 1EX

Prime Shop Unit

904 sq ft

(83.98 sq m)

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).

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just over 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008).

SITUATION

The property is situated in a prime trading position in the pedestrianised Fish Row, with the benefit of frontage onto New Canal. Fish Row links to Butcher Row where occupiers include Costa Coffee, Vision Express, Reeve the Baker, Moss Bros and a variety of pubs and cafes.

DESCRIPTION

The property comprises a Grade II Listed mid terrace retail shop providing ground and first floor sales and second floor ancillary and staff accommodation. This period property has a wealth of historic features to enhance the internal space, including exposed beams, plasterwork ceilings and a historic stone fireplace.

ACCOMMODATION

Net Frontage	18' 8"	(5.73 m)
Shop Depth	55' 3"	(16.85 m)
Return Frontage to New Canal	18'10"	(5.17 m)

Ground Floor Sales	904 sq ft	(83.98 sq m)
First Floor Sales	727 sq ft	(67.53 sq m)
Second Floor Storage	903 sq ft	(83.89 sq m)
Kitchen		
WC's		

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£47,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied)

BUSINESS RATES

Rateable Value: £37,500.*

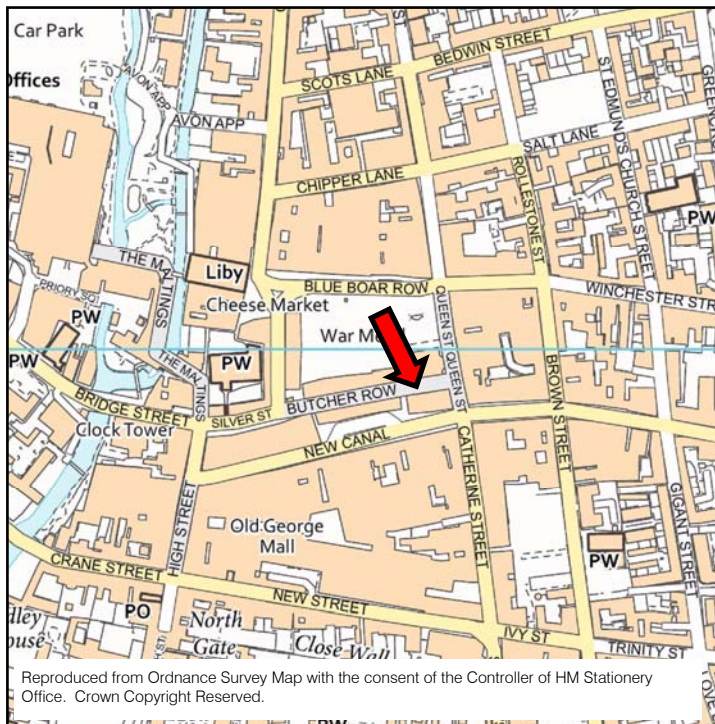
Rates payable for year ending 31/03/21: £18,712.50.

*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.



PLANNING

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.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14338

ENERGY PERFORMANCE



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.leasingbusinesspremises.co.uk.

DISCLAIMER

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