

Lease For Sale/To Let

14 Minster Street, Salisbury, Wiltshire SP1 7TF



Location

The Cathedral City of Salisbury is an affluent city in the heart of Wiltshire approximately 22 miles north west of Southampton with excellent road communications being situated on the A36 and A338 offering quick access to the South Coast, London and the West Country.

The estimated shopping population is 142,000 which increases significantly with the influx of tourism throughout the year.

The property is situated in a good trading location with frontages to both Minster Street and Market Square/ Oatmeal Row. They are opposite HSBC Bank, adjacent to Allum & Sidaway Jewellers and close to Debenhams, Giggling Squid, Lloyds Bank, Hays Travel, Flying Tiger and Boots the Chemist.

Description

The premises are arranged over basement, ground and first floors providing the following approximate internal floor areas:

Ground floor	137 sq m	1,469 sq ft
First Office	114 sq m	1,226 sq ft
Basement	110 sq m	1182 sq ft
Total	361 sq m	3,877 sq ft

Tenure

The premises are held on a lease to expire 23 June 2025 subject to rent review in June 2020 at a current rent of £65,000 per annum.

The premises are available either by way of assignment or a sub-lease, further details on request.

Business rates

We understand that the property is assessed as follows:

2017 Rateable value: £79,000
UBR (2018/19): 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

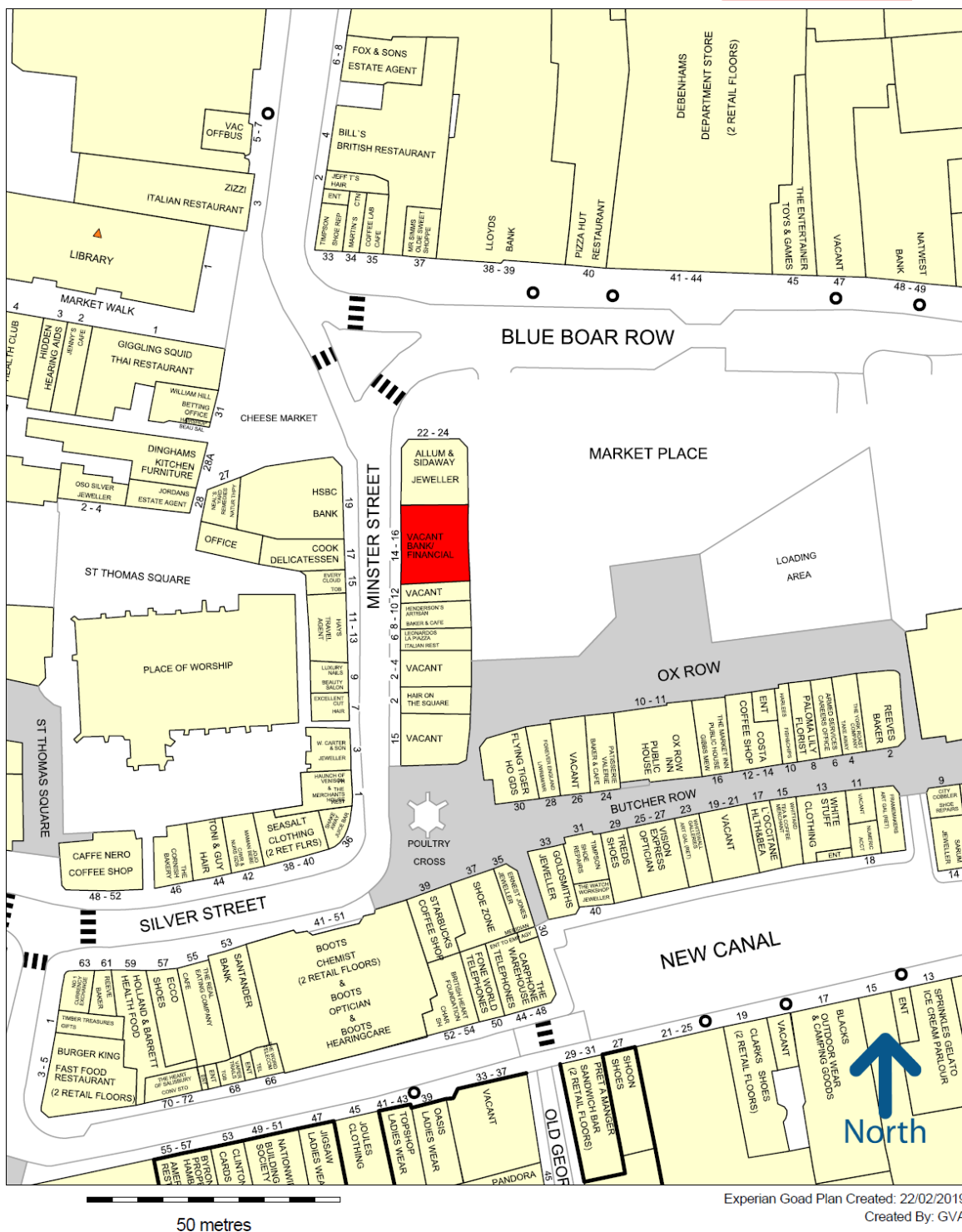
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and is available on request.

VAT

VAT if applicable will be charged



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Avison Young, St Catherine's Court, Berkeley Place, Bristol BS1 8BQ
Avison Young is the trading name of GVA Grimley Limited. ©2019 GVA Grimley Limited

Date: February 2019 File number: 07B804184

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.