

## Lease for Assignment

### Prime City Centre Shop Premises

**4-6 Minster Street  
Salisbury  
SP1 1UA**



#### LOCATION

Salisbury is a popular Cathedral City in Central Southern England, with a population of approximately 62,000 (census 2011). Salisbury is some 23 miles north west of Southampton and 28 miles north of Bournemouth.

The property occupies a prime trading location in the City Centre with dual frontages to both Minster Street and Market Square/Oatmeal Row where a busy market operates on Tuesdays and Saturdays.

The premises are located in close proximity to other national occupiers including **Costa, Patisserie Valerie, Tiger, Subway, Pizza Express, Boots, The Entertainer, Debenhams, Ernest Jones, Boots, Cook, Hays Travel, HSBC & RBS**

#### DESCRIPTION

A Grade II listed property comprising spacious ground floor retail space together with ancillary space arranged over the first, second and third floors.

The shop is well presented and benefits from an electronic door (to Oatmeal Row), air conditioning, burglar alarm system, wired fire alarm system, a suspended ceiling and Karndean type floor covering.

#### ACCOMMODATION

The accommodation with approximate areas and dimensions and assuming the removal of the current tenant's shop fit is as follows:

##### Double Fronted Shop

##### Gross Frontage

to Oatmeal Row/ Market Place: 39'2" (11.94 m)

to Minster Street: 27'8" (8.43m)

Internal Width: 37'2" (11.33 m)

Shop Depth: 46'2" (14.06 m)

**Net Sales Area: 1,459 sq ft (135 sq m)**

**First Floor Ancillary: 603 sq ft (56.04 sq m)**

Comprising offices, 4 stockrooms & staffroom

**Second Floor Ancillary: 526 sq ft (48.88 sq m)**

Comprising office, stockroom, storage cupboard and storeroom/kitchen

##### Male & Female WC's

**Third Floor Ancillary: 569 sq ft (52.88 sq m)**

Comprising open storage with part restricted headroom

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

## LEASE

The premises are held on the residue of a full repairing and insuring lease granted for a term of 10 years commencing 11<sup>th</sup> December 2015

## SCHEDULE OF CONDITION

The tenant's obligations to repair and maintain the premises are qualified by reference to a schedule of condition annexed to the lease.

## RENT

The rent passing is **£60,000** per annum, exclusive subject to review on 11<sup>th</sup> June 2020.

## TENANT'S BREAK OPTION

The tenant has an option to determine the lease on 11<sup>th</sup> December 2020 subject to the usual conditions.

## RATES

According to the VOA website the assessment for this property is stated as: Shop and Premises, Rateable Value: £74,500.

The standard multiplier for the year ending 31<sup>st</sup> March 2020 is 50.4p in the £.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>



## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (74).

Full EPC available for viewing on our website.

## VIEWING

By prior appointment via the sole agents Willis Commercial Ltd through whom all negotiations must be conducted.

## CONTACT

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