

## 9 Fish Row, Salisbury, SP1 1EX

City Centre Shop Unit

501 sq ft

(46.54 sq m)

**To Let**



## LOCATION

Salisbury is a 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 occupies a busy central trading position fronting Fish Row, located between Butcher Row and Queen Street, with a return window display frontage onto the adjoining pedestrian link, connecting Market Place and New Canal, directly opposite The Guildhall and Tourist Information Centre, with other nearby occupiers including Maul's Cheese & Wine Bar, Moss Bros, Reeve the Baker, Costa Coffee and Vision Express.

## DESCRIPTION

The property comprises a Grade II Listed end of terrace retail shop with an extensive window display frontage and corner entrance, leading to an open plan sales area, with partitioned rear sales space, together with a spiral stair access leading to the first floor ancillary, providing additional storage facilities.

## ACCOMMODATION

Net Frontage	16' 9"	(5.11 m)
Return Frontage	13' 10"	(4.22 m)
Internal Width	19' 11"	(6.07 m)
Shop Depth (max)	31' 9"	(9.68 m)

Net Sales Area	501 sq ft	(46.54 sq m)
Separate Lobby/WC		
First Floor Ancillary	549 sq ft	(51.00 sq m)
Cellar Storage with Floor Hatch Access (not inspected)		

## 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.

## RENT

£29,500 per annum exclusive.

## VAT

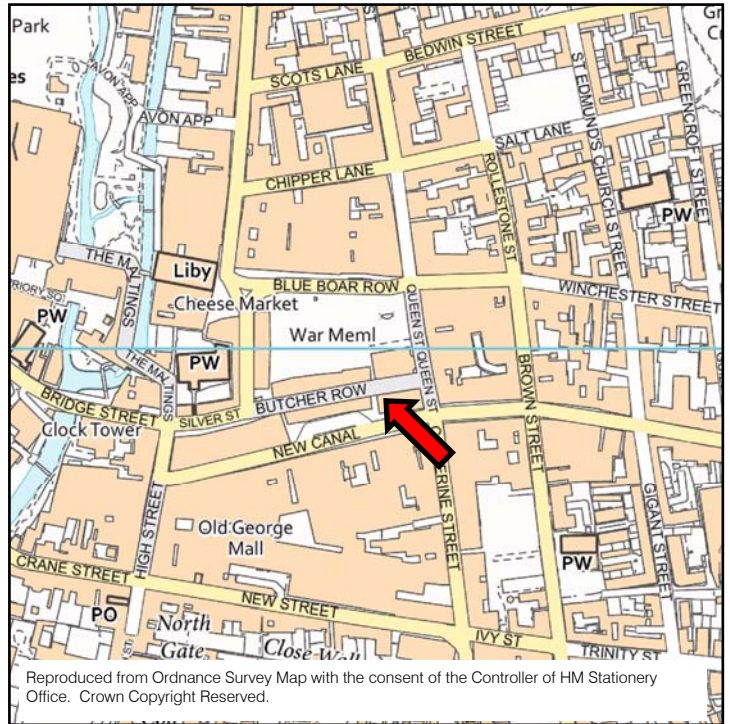
Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £24,500.\*

Rates payable for year ending 31/03/21: £12,225.50.

\*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

The premises have been used for Class A1 retail shop 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: 01722 434327.

## VIEWING

Strictly by appointment only.

Ref: SML/JW/16501

## ENERGY PERFORMANCE



## 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](http://www.rics.org).

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