

1 Poultry Cross, (15 Oatmeal Row), Salisbury, SP1 1TH

Prime City Centre Retail Premises

Ground Floor Net Sales 1068 sq ft

(99.22 sq m)

With Ancillary Upper Floors

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 occupies a prominent central trading position fronting Butcher Row at the intersection with Silver Street, Minster Street and Market Place and also the pedestrian link via New Canal to the Old George Shopping Mall. Other occupiers trading close by include Tiger, Lloyds Pharmacy, Patisserie Valerie, Goldsmiths, Ernest Jones, Shoe Zone, Starbucks, Boots and Seasalt.

DESCRIPTION

The premises comprises a Grade II Listed Building with an open plan ground floor retail sales space, benefiting from an extensive window display frontage to Butcher Row, together with a return window display to Oatmeal Row/Market Place and service access via Minster Street. In addition, the first and second floors provide useful ancillary storage/staff office space.

ACCOMMODATION

Gross Frontage	40' 8"	(12.40 m)
Net Frontage	30' 10"	(9.40 m)
Return Frontage	29' 10"	(9.09 m)
Internal Width (max)	42' 6"	(12.95 m)
Shop Depth	21' 9"	(9.07 m)
Net Sales Area	1068 sq ft	(99.22 sq m)
First Floor Ancillary	1284 sq ft	(119.29 sq m)
Second Floor Ancillary	573 sq ft	(53.23 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year.

RENT

£69,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £67,500.*

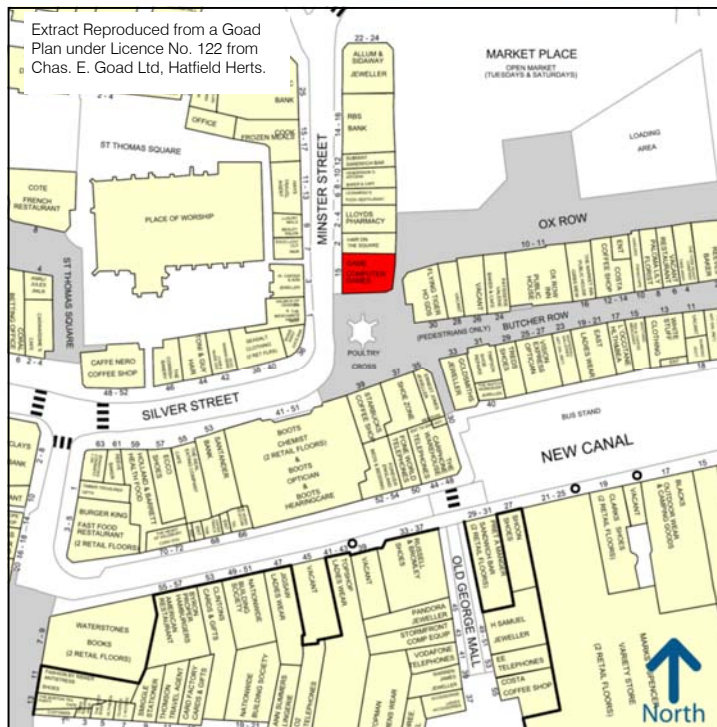
Rates payable for year ending 31/03/20: £34,020.

*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 currently have Class A1 (retail) 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. Contact Simon Lee on 01722 337577.

Ref: SML/JW/15476

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.leasebusinesspremise.co.uk.

DISCLAIMER

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