

83-85 Crane Street, Salisbury, SP1 2PU

Ground Floor City Centre Shop Unit

Net Sales Area 764 sq ft

(70.98 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 occupies an edge of prime central trading position fronting Crane Street, close to the junction with High Street and New Street, with other nearby occupiers including Prezzo, Symonds & Sampson Estate Agents, The Ale House Pub, Trussell Trust Charity Shop, Salisbury Post Office and Anokhi Ladieswear.

DESCRIPTION

The premises comprises a ground floor retail shop unit with a main window display frontage and customer entrance via Crane Street, together with an extensive return window frontage to the adjoining side passageway. Internally, the premises are arranged as a main front sales area, interconnecting with an additional rear display area, benefiting from separate window frontage and access door from the side passageway.

In addition there is a separate office/storeroom with separate access doorway, together with separate staff WC facility.

ACCOMMODATION

Net Frontage	14' 8"	(4.47 m)
Return Frontage	20' 4"	(6.20 m)
Internal Width (max)	27' 10"	(8.48 m)
Shop Depth (max)	42' 4"	(12.90 m)

Net Sales Area	764 sq ft	(70.98 sq m)
Rear Ancillary	55 sq ft	(5.11 sq m)
Lobby/Kitchenette/Separate WC		

LEASE TERMS

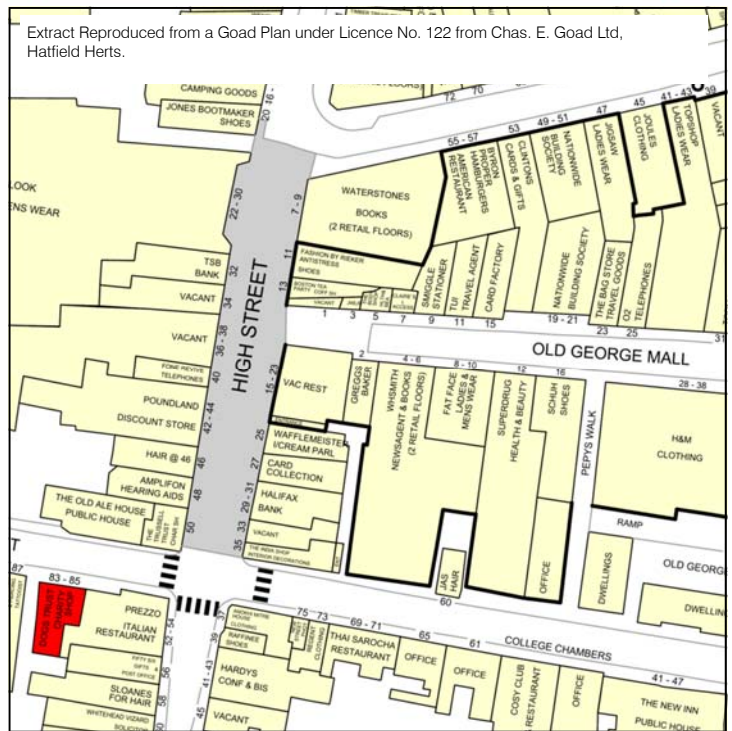
A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term. The lessee to pay a service charge towards the maintenance and upkeep of the building.

RENT

£15,950 per annum exclusive.

VAT

VAT is not payable on the rent.



BUSINESS RATES

Rateable Value: £12,250.*

Rates payable for year ending 31/03/22: £6,112.75.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

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 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.

ENERGY PERFORMANCE

The property has an EPC rating of D83.

VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

Ref: SML/JW/6858-Shop

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.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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