

## 44-48 New Canal, Salisbury, SP1 2AQ

Prime Retail Unit

1022 sq ft

(94.95 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 is situated in a prime retail pitch in the centre of the City. The property overlooks the main entrance into the Old George Mall Shopping Centre and access to Butcher Row, Silver Street and the Market Square. It has an extensive return frontage onto busy New Canal, part of the one way system and major bus interchange. Nearby occupiers include Marks & Spencer, Pret-a-Manger, Boots, Clarks, Goldsmiths and Blacks

## DESCRIPTION

The property comprises a ground floor retail unit with ancillary storage and staff accommodation. The shop is fitted out with suspended ceiling with recessed lighting.

## ACCOMMODATION

Gross Frontage	<b>38' 0"</b>	(11.58 m)
Return Frontage	<b>27' 5"</b>	( 8.38 m)
Internal Width	<b>37' 3"</b>	(11.36 m)
Shop Depth (average)	<b>23' 11"</b>	( 7.04 m)
Net Sales Area	<b>871 sq ft</b>	(80.92 sq m)
Storage	<b>151 sq ft</b>	(14.02 sq m)
WC		

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. The lessee to pay a service charge towards the upkeep and maintenance of the common areas of the building.

## RENT

**£75,000 per annum exclusive.**

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £65,000.\*

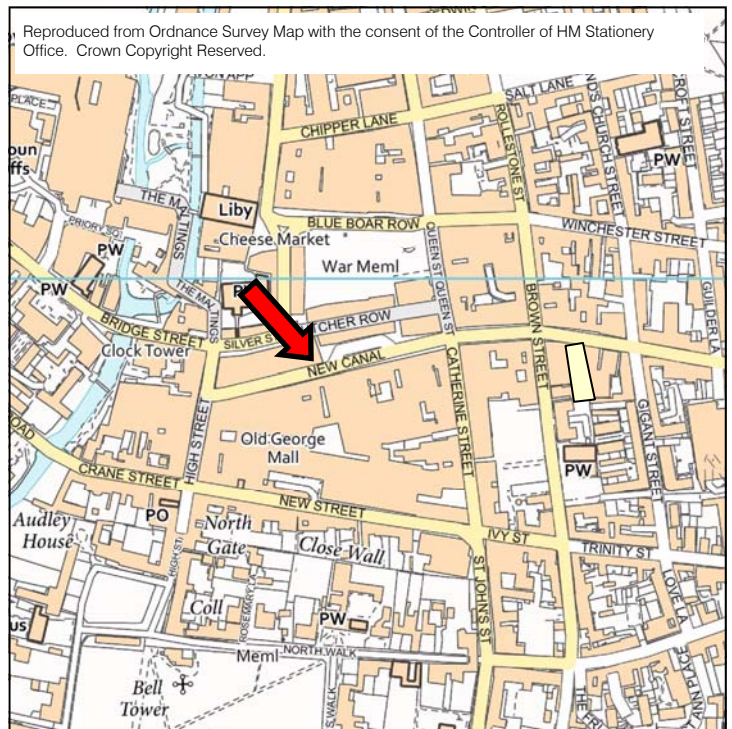
Rates payable for year ending 31/03/21: £33,280.

\*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

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: DS/JW/17360-44-48

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## DISCLAIMER

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