

## 27 Catherine Street, Salisbury, SP1 2DQ

City Centre Retail Unit with Ancillary Storage

Ground Floor Net Sales 714 sq ft

(66.33 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 a busy central trading position fronting Catherine Street, between junctions with New Canal and the pedestrian access to Old George Mall and public car park in Brown Street. Nearby occupiers include Co-op Undertakers, Barnardo's, Cash Converters, Southon's Furniture, Traveller's World and Halo Hair.

## DESCRIPTION

The property comprises a Grade II Listed building arranged as a ground floor retail unit and ancillary rear sales, together with first and second floor staff facilities and storage space.

## ACCOMMODATION

Gross Frontage	12' 2"	( 3.71 m)
Net Frontage	11' 4"	( 3.45 m)
Internal Width	11' 2"	( 3.40 m)
Widening to	16' 3"	( 4.95 m)
Shop Depth (max)	43' 1"	(13.13 m)
Net Sales Area	524 sq ft	(48.68 sq m)
Rear Ancillary Sales	190 sq ft	(17.65 sq m)
Separate WC's		
First Floor Storage/Staffroom	570 sq ft	(52.95 sq m)
Second Floor Storage	288 sq ft	(26.75 sq m)
External Enclosed Yard/Bin Store Area		

## 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

£22,500 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £20,500.\*

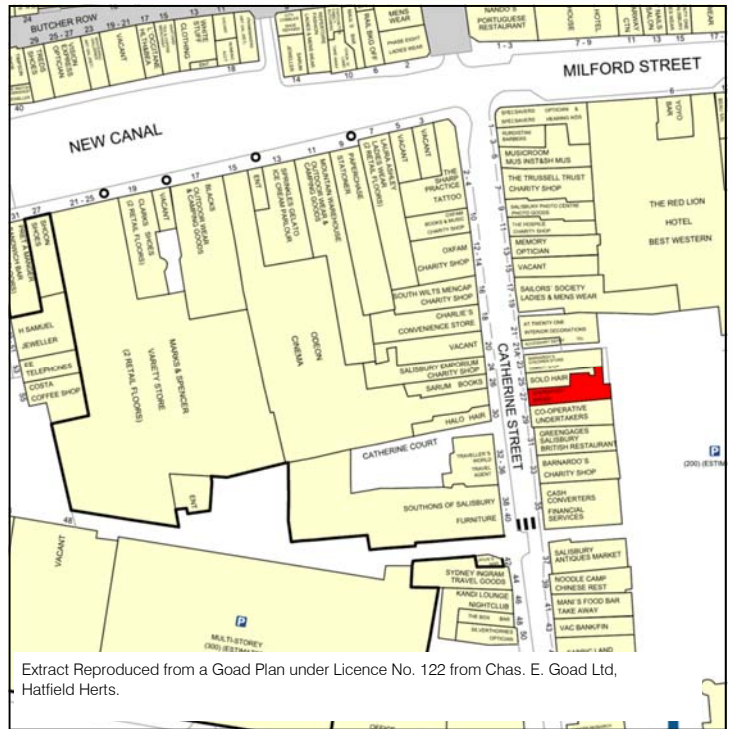
Rates payable for year ending 31/03/21: £10,229.50.

\*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) 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 D92.

## VIEWING

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

Ref: SML/JW/8591-27

## 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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