

## 20 High Street, Salisbury, SP1 2NW

Prime City Centre Retail Premises

With Additional Sales/Ancillary on Upper Floors

Ground Floor Net Sales Area 691 sq ft

(64.19 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 prominent central trading position in the heart of the City's central core retail area, on the edge of the prime pedestrianised section of High Street facing the junction with New Canal, with other nearby occupiers include Trespass, OSO Boutique, Wendy Stevens Hair Salon, Barclays Bank, Waterstones, Reiker Shoes and New Look.

## DESCRIPTION

The premises comprise a ground floor shop with full width glazed frontage and double door customer entrance, leading to an open plan sales area with rear stockroom and internal stair access leading to an additional sales area at first floor, with further stock storage space and ancillary staff facilities on second floor.

## ACCOMMODATION

Gross Frontage	17' 7"	( 5.36 m)
Net Frontage	15' 1"	( 4.60 m)
Internal Width (max)	15' 3"	( 4.65 m)
Shop Depth (max)	51' 5"	(15.67 m)
Ground Floor Sales	691 sq ft	(64.19 sq m)
Rear Stockroom	124 sq ft	(11.52 sq m)
First Floor Sales	696 sq ft	(64.66 sq m)
Rear Stockroom	91 sq ft	( 8.45 sq m)
Second Floor Ancillary	622 sq ft	(57.78 sq m)
Separate WC's		

## 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.

## RENT

£37,500 per annum exclusive.

## VAT

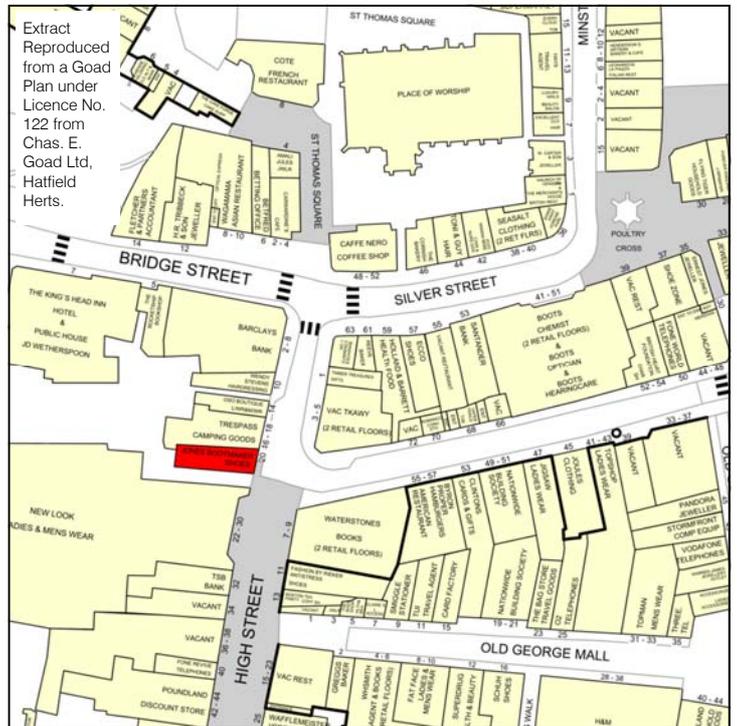
VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £35,250.\*

Rates payable for year ending 31/03/22: £17,589.75.

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



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## 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, Wiltshire, SP1 3UZ. Tel: 01722 434327.

## ENERGY PERFORMANCE

The property has an EPC rating of D86.

## VIEWING

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

Ref: SML/JW/16965

## 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).

## DISCLAIMER

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