

## 55 Silver Street, Salisbury, SP1 2NG

City Centre Shop Unit

1184 sq ft Net Sales (110.00 sq m)

With First & Second Floor Ancillary Accomodation

**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 central trading position fronting Silver Street, close to the junctions with High Street and Butcher Row, with many national retailers represented close by, including Ecco, Holland & Barratt, Santander, Boots, Starbucks, Joules and Caffe Nero.

## DESCRIPTION

The premises comprise a ground floor retail unit benefiting from a full width glazed frontage to Silver Street with rear access stairs to the first floor storage area, with staff kitchen, manager's office and separate WC facilities.

In addition there is a second floor additional store area with floor loading restriction.

## ACCOMMODATION

Gross Frontage	20' 3"	( 7.17 m)
Net Frontage	18' 3"	( 5.56 m)
Internal Width	18' 2"	( 5.54 m)
Widening to	21' 5"	( 6.53 m)
Shop Depth	63' 0"	(19.20 m)

Net Sales Area	1184 sq ft	(110.00 sq m)
First Floor Ancillary	992 sq ft	( 92.16 sq m)
Second Floor Storage	575 sq ft	( 53.42 sq m)

## 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

£42,500 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £39,000.\*

Rates payable for the year ending 31/03/22: £19,461.

\*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 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.

## ENERGY PERFORMANCE

The property has an EPC rating of D99.

## VIEWING

Strictly by appointment only.

Ref: SML/JW/SO831

## 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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