

## 1 Silver Street, Wilton, SP2 0HX

Town Centre Retail Premises

Net Sales Area 992 sq ft

(92.16 sq m)

With Additional Office & Storage Space

**To Let**



## LOCATION

Wilton is a small historic market town with a population of 3579 (Source: 2011 Census), situated 3 miles west of Salisbury. The town is at the junction of the A36 Bristol/Southampton and A30 Shaftesbury/West Country trunk roads.

## SITUATION

The property occupies a prominent central trading position fronting Silver Street, adjoining the busy crossroads junction with South Street and North Street, being directly opposite the town's central car park and with other nearby occupiers including Neptune Interiors, Coffee Darling Café, Reeves Betting Office, Paloma Lily Florists and Lloyds Pharmacy.

## DESCRIPTION

The property comprises a ground floor retail unit benefiting from an extensive window display frontage to Silver Street, together with additional window frontage to South Street and benefits from an open plan sales area, linking to a private office, together with additional storage to the rear and separate WC facilities.

## ACCOMMODATION

Gross Frontage	<b>24' 0"</b>	( 7.32 m)
Net Frontage	<b>18' 4"</b>	( 5.59 m)
Internal Width (max)	<b>26' 6"</b>	( 8.08 m)
Shop Depth (max)	<b>45' 5"</b>	(13.84 m)

Net Sales Area	<b>992 sq ft</b>	(92.16 sq m)
Office	<b>136 sq ft</b>	(12.63 sq m)
Storeroom	<b>54 sq ft</b>	( 5.02 sq m)
Secure Storage	<b>126 sq ft</b>	(11.71 sq m)
Separate WC's		

## 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 maintenance of the external common parts of the building.

## RENT

**£17,500 per annum exclusive.**

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £9,600.\*

Rates payable for year ending 31/03/22: £4,790.40\*\*.

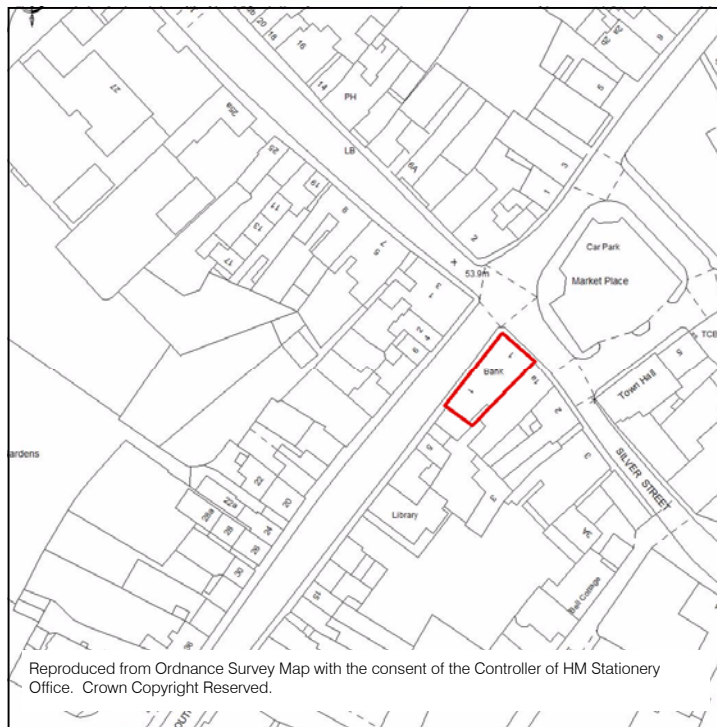
\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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

## SERVICES

Mains electricity, gas, 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 A2 (financial and professional services) use as a bank, but are available for use within Class E (commercial business and services) 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 B49.

## VIEWING

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

Ref: SML/JW/19283

## 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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49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

