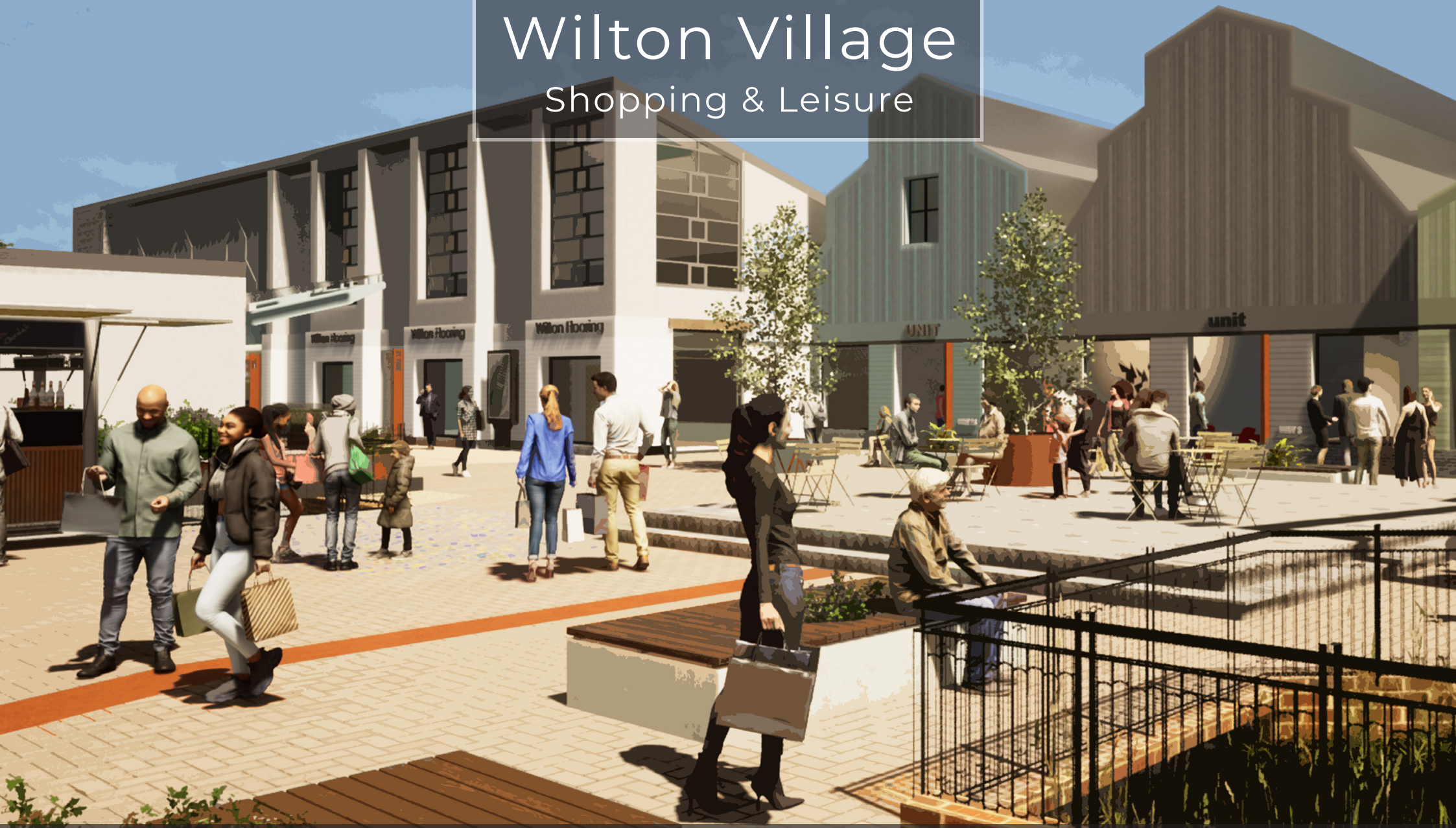




Wilton Village

Shopping & Leisure



Wilton Village Shopping & Leisure, King Street, Wilton, Salisbury, Wiltshire, SP2 0RS

Wilton Village

Shopping & Leisure



Location

Wilton Village - Shopping & Leisure is situated on the edge of the market town of Wilton, 3 miles west of Salisbury at the junction of the A36/A30, close to Wilton House Stately Home Tourist Attraction and adjoining the Wilton Carpet Factory in an attractive historic rural setting on the River Wylfe.

The Centre is accessed via Minster Street (A30) and benefits from extensive free customer car and coach parking facilities on site, with a range of retail trading occupiers including Wilton Flooring & Carpets, Pavers Shoes, Aspiga Fashion, Sofasmith Sofas & Sofa Beds, House of Mac Hair & Beauty Salon and Weavers Café.

Service access is via King Street (A36) with a shared service yard. A children's activity park is situated close by adjoining the river.



Description

The premises comprise a development of newly refurbished retail units within an attractive pedestrianised riverside setting, offering a unique range of trading spaces to be offered in specifications to suit incoming tenants requirements, subject to negotiation.

In addition a large anchor store is to be re-developed to enhance the Centre's retail offer.

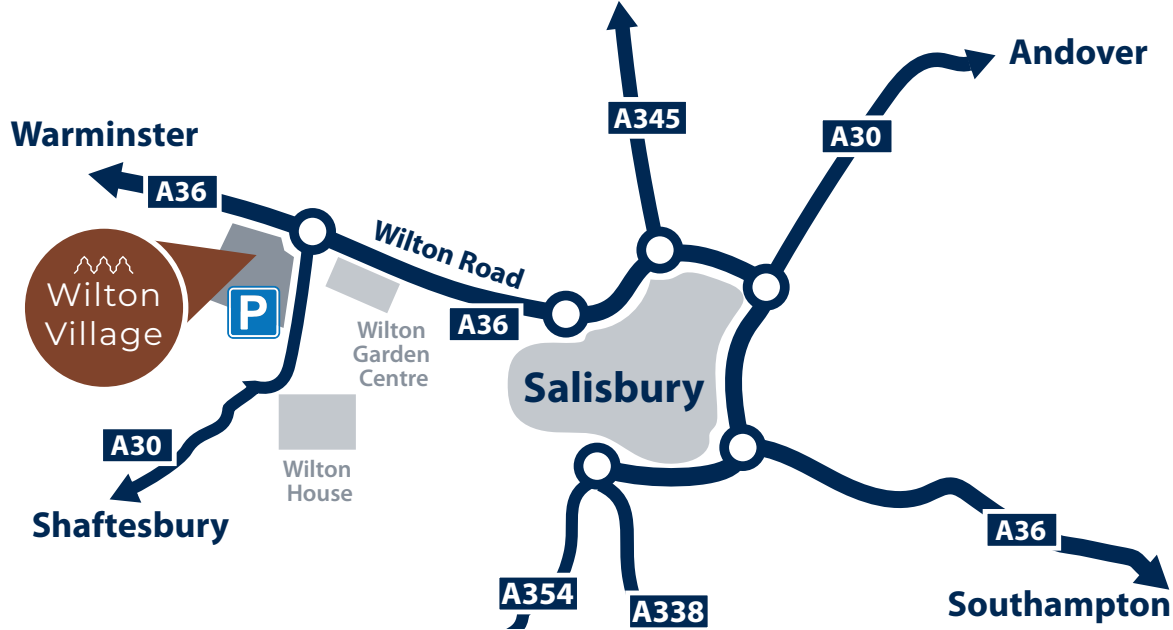
The Centre also benefits from an adjoining historic courtyard with additional retail and office studio occupiers, together with separate WC facilities.

Accommodation

Unit	Net Sales Area	
Unit 3	1676 sq ft	155.70 sq m
Unit 4	1121 sq ft	104.14 sq m
Unit 11	566 sq ft	52.58 sq m
Unit 13	2760 sq ft	256.40 sq m
Unit 14	635 sq ft	59.00 sq m
Unit 15	617 sq ft	57.32 sq m



Amesbury/A303



Lease Terms

The units are available on new full repairing and insuring leases on terms to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas and services of the Shopping Centre.

Rent

Refer to Availability Schedule.

VAT

Rent subject to VAT.

Business Rates

Details available upon request.

Planning

The premises have been used for Class A1 (retail) use, now incorporated within Class E (economic business and service) 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: 0300 456 0114.

Energy Performance

Refer to Availability Schedule.

All Enquiries to:-

Simon Lee
Dean Speer
Jonathan Colquhoun
Max Francis

**Myddelton
& Major**

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Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.

Myddelton&Major

Wilton Village - Shopping & Leisure, King Street, Wilton, SP2 0RS Availability Schedule

Unit	Net Sales Area		EPC Rating	Rent
	Sq Ft	Sq m		
3	1676	155.70	C75	£25,000
4	1121	104.14	B49	£17,500
11	566	52.58	D80	Under Offer
12	856	79.52	C53	£16,000
13	2760	256.40	B34	LET
14	635	59.00	A24	LET
15	617	57.32	B35	LET

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas and services of the Shopping Centre.
- Business Rates upon request.
- Rent subject to VAT.

Ref: SL/JW/17223