TO LET

City Centre Retail/Showroom Premises
5633 sq ft (523.30 sq m)

- Substantial City Centre Showroom/Retail Premises
- Prominent Location
- Close to Short Stay/Long Stay Parking
- Potential On Site Parking

Brown Street, Salisbury

25-27 Brown Street, Salisbury, SP1 2AS

Myddelton & Major

LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Brown Street is in the heart of the City Centre and forms part of the City's one way system, providing a constant stream of passing traffic. The property is close to Brown Street and Culver Street public car parks.

DESCRIPTION

The property comprises a retail/showroom building with brick elevations under a pitched roof. The building has a wide display frontage onto Brown Street of 55' 9" (16.9 m). The main showroom area is fitted out with suspended ceilings with strip lighting. The additional workshop/storage bay could also be used for retail purposes or ancillary storage and parking.

PLANNING

The property has a long established use for retail within Class E. 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.

ACCOMMODATION

Showroom	**2451 sq ft**	(227.70 sq m)
Additional Showroom/ Storage	**2747 sq ft**	(255.20 sq m)
Rear Store	**435 sq ft**	(40.41 sq m)
Total	**5633 sq ft**	**(523.31 sq m)**

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£47,500 per annum exclusive.

VAT

VAT is not payable on the rent

BUSINESS RATES

Rateable Value: £34,750.*

Rates payable for year ending 31/03/27: £15,012.

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

SERVICES

Mains electricity, water and drainage available.

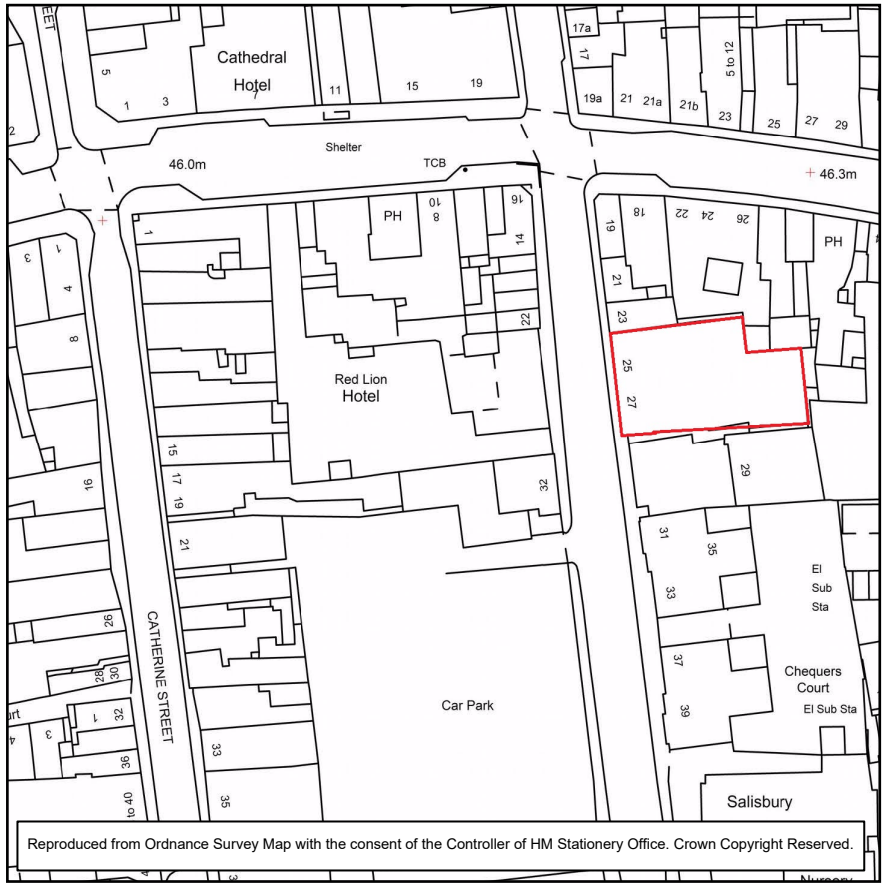
Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of E117.

VIEWING

Strictly by appointment only.



Ref: DS/JW/8316

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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.

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