



TO LET

Office/Retail Premises
944 sq ft (87.70 sq m)

- Attractive Period Building
- Air Conditioning
- Raised Floors
- LED Lighting
- Stunning Period Interior

Milford Street, Salisbury

Suite 1, Brewery House, 36 Milford Street, Salisbury, SP1 2AP

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.

Brewery House is situated in the City Centre, within easy reach of the market Square. It is close to the multi-storey car parking on Culver Street. There are a number of other professional office occupiers in close proximity including Savills, Strutt & Parker, Diligentia and The Property Ombudsman.

DESCRIPTION

Brewery House comprises a Grade II Listed Building, together with a modern extension. The building provides high quality office space, which benefits from raised floors for data and power distribution, suspended ceilings with recessed lighting and air conditioning. Suite 1 comprises ground floor occupying a prominent corner position on the junction of Milford Street and Gigant Street and with the benefit of display frontage to both elevations. The suite features an impressive main room, with Jacobean plaster ceiling and panelled walls, with further modern office space behind. There are shared cloakroom facilities in the remainder of the building.

One car parking space is available under separate licence.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

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

Suite 1 **944 sq ft** (87.70 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term 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 of the building.

RENT

£14,000 per annum exclusive.

Car Parking space at £1,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £10,500.*

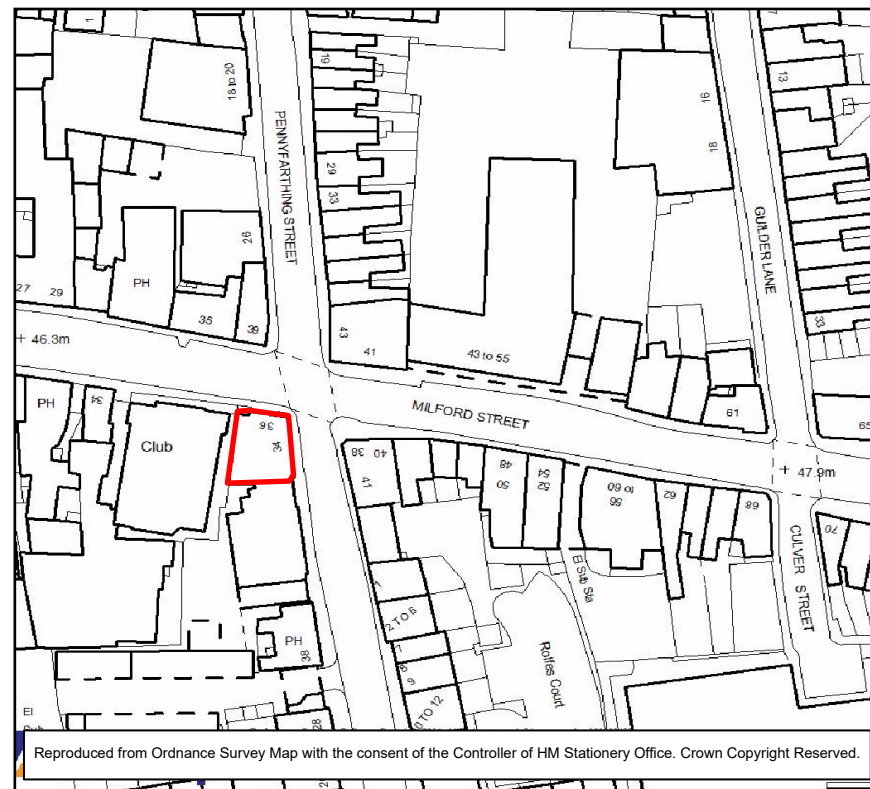
Rates payable for year ending 31/03/26:

£5,239.50.**

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

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

Code for Leasing Business Premises As a 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.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

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 C53.

VIEWING

Strictly by appointment only.

Ref: DS/JW/13812-S1

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.