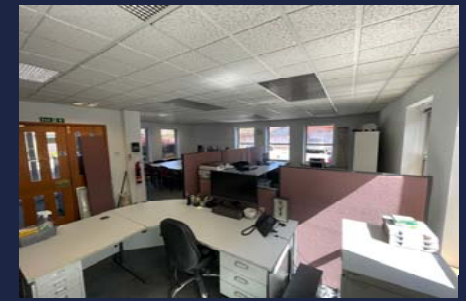




TO LET

Offices

From 464 sq ft to 1412 sq ft
(43.10 sq m to 131.22 sq m)

- City Centre Office Suites
- Central Location
- On Site Parking
- Available as Individual Suites or as a Whole

Brown Street, Salisbury

35A Brown Street, Salisbury, SP1 2AS

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.

Chequers Court is situated in the heart of Salisbury City Centre. It overlooks Brown Street Car Park and Culver Street Multi-Storey Car Park, accessed via the City's Ring Road is close by.

DESCRIPTION

35a Brown Street forms part of the Chequers Court development of modern office buildings constructed in the late 1980's.

The property comprises a self contained three storey office building of brick elevations under a pitched slate roof. The premises are accessed via an archway in the Brown Street frontage, leading to a rear car park courtyard.

The accommodation comprises open plan offices on ground, first and second floors, together with kitchen and cloakroom facilities. The building is available as a whole or to let as individual suites on a floor by floor basis. The offices have gas fired central heating. There are 2 allocated car parking spaces.

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

For offices or use 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/RENT

Suite	Floor Area Sq Ft	Sq M	Rent (£/Pa)
Ground Floor	482	44.81	£7,250
First Floor	466	43.13	£6,500
Second Floor	464	43.10	£6,000
Total	1412	131.22	£21,500
Parking			£1,500 per space

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable for the upkeep and maintenance of the common areas of the building.

RENT

Refer to schedule above.

VAT

Rent exclusive of VAT (if applied).

SERVICES

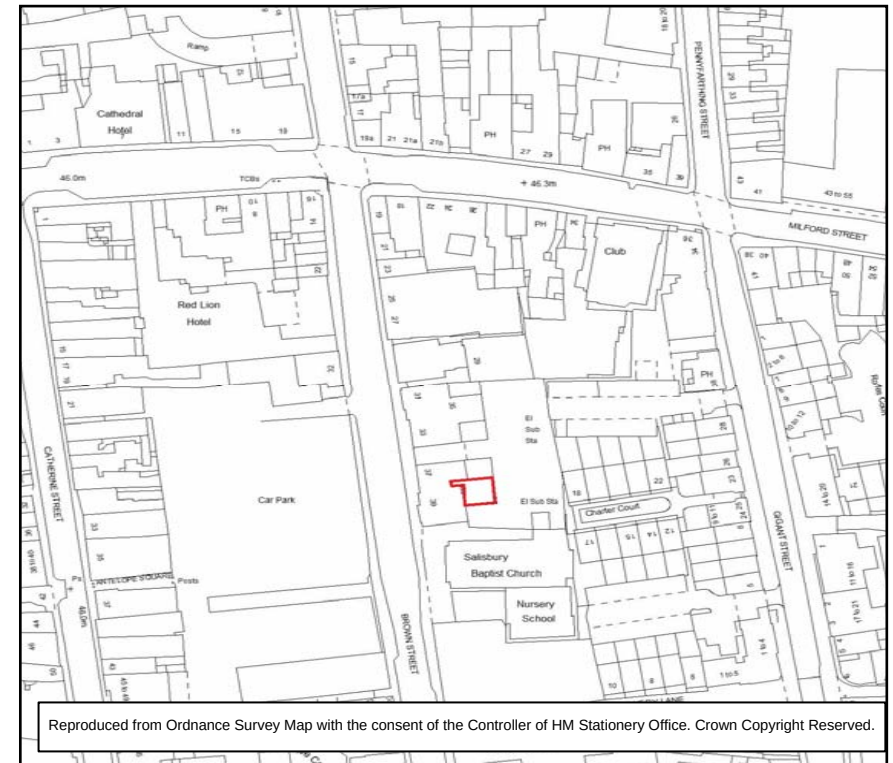
Mains electricity, gas, water and drainage available.

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

ENERGY PERFORMANCE

The property has an EPC rating of D94.

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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BUSINESS RATES

	Rateable Value:*	Rates payable for year ending 31/03/27: **
Ground & First Floor	£16,000	£6,912.00
Second Floor	£6,900	£2,980.80
Parking Spaces	£1,500	£648.00

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

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

VIEWING

Strictly by appointment only.

Ref: DS/JW/18248

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.