

Revised Terms



TO LET

First Floor Office Suite
402 sq ft (37.34 sq m)

- City Centre Location
- Attractive Period Building
- Close to Parking
- Views of Cathedral Spire

New Street, Salisbury

25a New Street, Salisbury, SP1 2PH

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.

The property is situated in New Street in Salisbury City Centre. The property is opposite New Street Multi Storey Car Park.

DESCRIPTION

The property comprises a first floor office suite within an attractive two storey period building of part painted render and part brick elevations under a slate roof. The interior is arranged as two offices, the larger with a bay window onto New Street and a second office overlooking the courtyard garden and Cathedral Close. Access via the courtyard garden. There is a separate WC/kitchenette. The premises benefit from fitted carpets, night storage heating and a mixture of spot and strip lighting.

PLANNING

The property has planning consent for use within Class E as an office or retail, medical health services and fitness. 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.

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.

ACCOMMODATION

Office **402 sq ft** (37.34 sq m)
WC

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 site.

RENT

£5,000 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £5,300.*

Rates payable for year ending 31/03/27:

£2,289.60.**

*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, 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

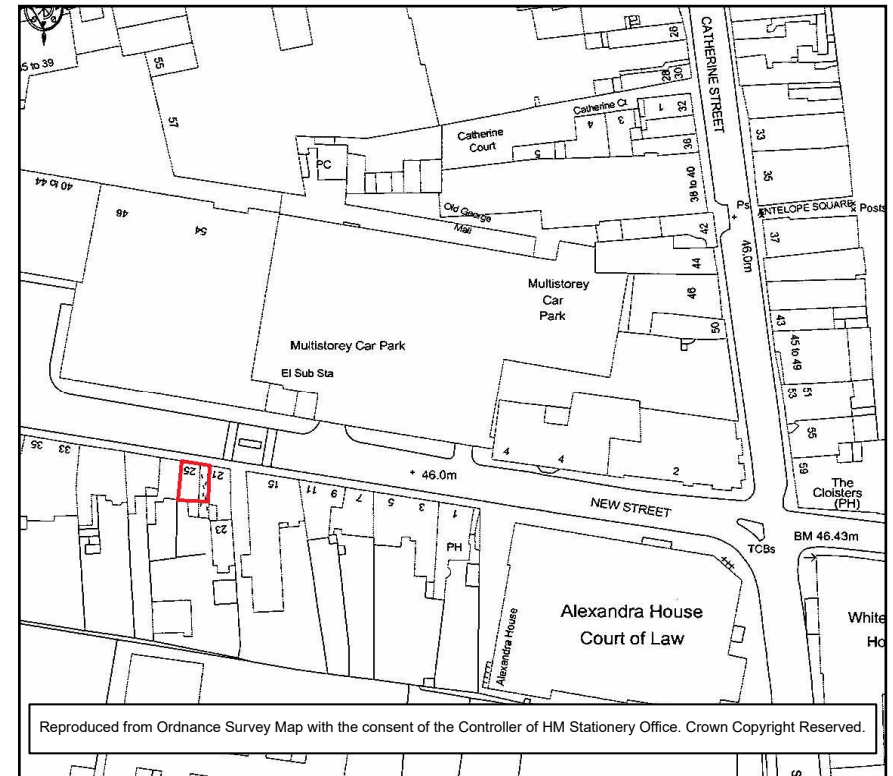
The property has an EPC rating of C70.

VIEWING

Strictly by appointment only.

Ref: DS/JW/11531-25A

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.



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.