



TO LET

Retail Warehouse
4009 sq ft (381.72 sq m)

- Established Out of Town Retail Location
- High Profile Trading Position
- Adjacent Elite Garages & Kwik Fit
- Opposite Currys & The Range
- Class E Planning Use for Bulky Goods Only
- Forecourt Customer Parking & Parking at Rear

Southampton Road, Salisbury

110-112 Southampton Road, Salisbury, SP1 2LE



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 fronting the A36 Southampton Road, the principal route into Salisbury from the south east. The Southampton Road area of Salisbury has become established as the principal edge of town retail area. Occupiers include Tesco, The Range, Next, Matalan, B&Q, Dunelm and Majestic.

DESCRIPTION

The property comprises a detached retail warehouse building of insulated profile steel cladding to walls and roof. The interior provides clear span retail space with ancillary leanto providing stores, staff and WC accommodation.

To the front of the building there is a forecourt for parking and additional parking at the rear.

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

The property has planning consent for retail use within Class E for the sale of bulky comparison goods only, including DIY, home and garden products, hardware, self assembly or pre-assembly furniture, household furnishings, floor coverings, bulky electrical goods, motor accessories and motor vehicles, office equipment and supplies, bicycles, pets and pet related products, camping equipment and computer equipment. Operating hours are 7.00 am to 9.00 pm Mondays to Saturdays, 8.00 am to 6.00 pm on Sundays and Public Holidays. 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

Sales Area	3602 sq ft	(334.62 sq m)
Ancillary	507 sq ft	(47.10 sq m)

LEASE TERMS

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

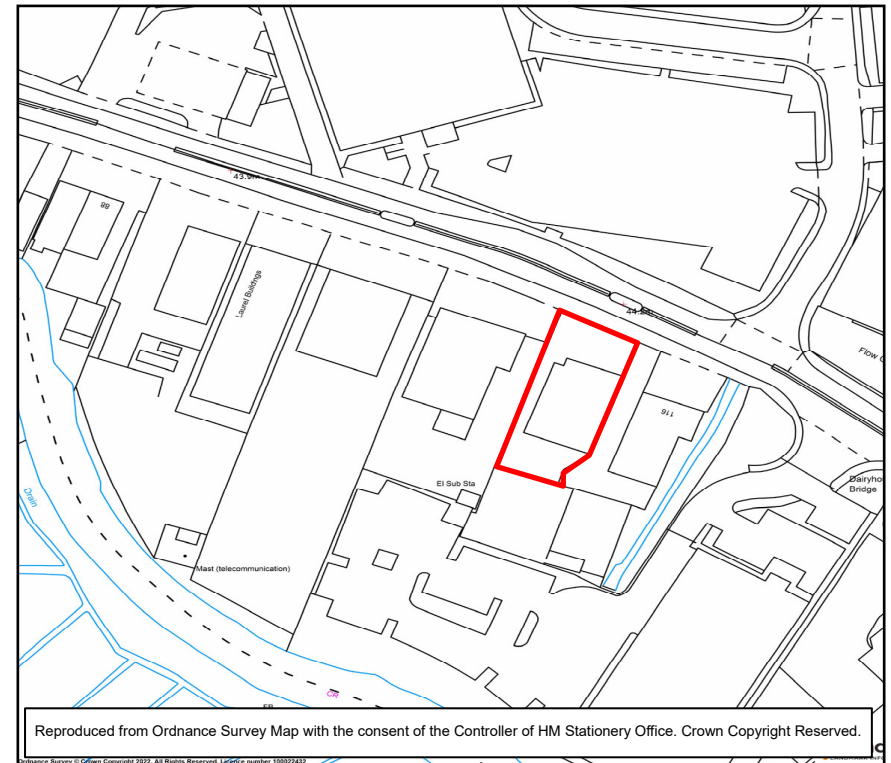
RENT

£62,500 per annum exclusive.

VAT

VAT is payable on the rent.

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.



BUSINESS RATES

Rateable Value: £63,500.*

Rates payable for year ending 31/03/26: £35,242.50.

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

SERVICES

Mains electricity, water and private 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 B45.

VIEWING

Strictly by appointment only.

Ref: DS/JW/10964

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.

