

Beckett House, 2-10 Bridge Street, Salisbury, SP1 2LX

Office/Medical Premises

562 to 1573 sq ft

(52.21 to 146.13 sq m)

To Let



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census). Rail communications are provided by a main -line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Bridge Street is situated at the northern end of the High Street in the heart of the City. Beckett House is close to shopping banking facilities and Central Car Park (1500 spaces).

DESCRIPTION

Beckett House provides high quality office accommodation arranged as individual suites of open plan offices. It has a portico entrance and hallway which leads to the first and second floor accommodation, which has lift access. There are shared cloakroom facilities.

Features Include:-

- 8 person passenger lift.
- Perimeter trunking.
- Air conditioning.
- Suspended ceilings.
- Category II lighting.
- Gas central heating.
- Door entry system (24 hours).

ACCOMMODATION

Second Floor

Suite 5	1011 sq ft	(93.92 sq m)
Suite 6	562 sq ft	(52.21 sq m)
Suites 5/6	1573 sq ft	(146.13 sq m)

LEASE TERMS

New proportional 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 maintenance and upkeep of the building and common areas.

RENT

Suite 5	-	£11,650 per annum exclusive.
Suite 6	-	£7,500 per annum exclusive.

VAT

VAT is payable on the rent.

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.



BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/19**
Suite 5	£9,300	£4,464
Suite 6	£5,300	£2,544

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

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

PLANNING

Suite 5 may be used as offices (B1) or Medical Services (D1). Suite 6 may be used as offices or a beauty salon. 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: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/9771

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

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.

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