

**Ground Floor Unit, Cheviot House,  
69-73 Castle Street, Salisbury,  
SP1 3SP**

Ground Floor Retail Unit

1215 sq ft

(112.88 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).

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just over 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008).

## SITUATION

The premises are situated on Castle Street, a prime location for commercial and professional offices, a short distance from the City Centre.

## DESCRIPTION

The premises is a ground floor retail unit with open plan retail area, three storage/offices, kitchen and male and female WC.

The unit is part carpet and laminate covered floor, painted and plastered walls, fluorescent strip lighting and wall mounted radiators.

There is on site parking available by separate annual licence.

## ACCOMMODATION

Gross Frontage	27' 3"	(8.29 m)
Net Frontage	17' 10"	(5.43 m)
Net Sales Area	1215 sq ft	(112.88 sq m)
Separate Male & Female WC		
Staff Kitchen	31 sq ft	( 2.84 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

£17,950 per annum exclusive.

Car parking available by separate licence.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £16,250.\*

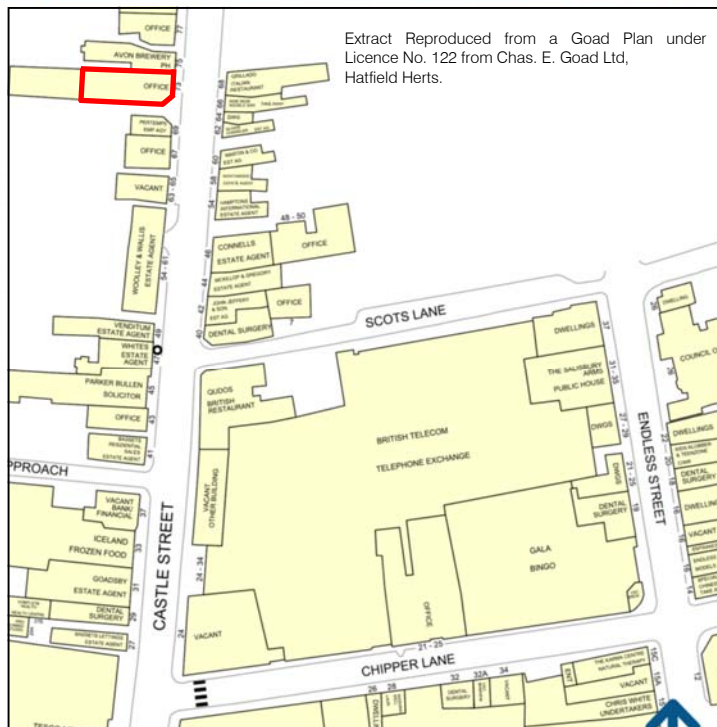
Rates payable for year ending 31/03/19: £7,800.

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

## 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.



## PLANNING

The unit has A2 (financial and professional services) use and potential for A3 (food & drink) use, subject to prior approval. 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: RW/JW/5411-GFF

## 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk).

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