

47 Blue Boar Row, Salisbury, SP1 1DA

City Centre Retail Premises

Ground Floor Net Sales 940 sq ft

(87.33 sq m)

With Ancillary Rear Storage

To Let

Short Term Let Available



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 property occupies a prominent central trading position fronting Blue Boar Row, which forms part of the City's inner Ring Road, opposite Market Place and close to the junction with Queen Street. Nearby occupiers include Natwest, The Entertainer, Debenhams, Pizza Express and Lloyds Bank.

DESCRIPTION

The premises comprise a Grade II Listed Building with a full width display window frontage and recessed front entrance, leading to an open plan ground floor sales area and ancillary space.

ACCOMMODATION

Gross Frontage	32' 0"	(9.75 m)
Net Frontage	29' 9"	(9.07 m)
Internal Width (max)	20' 0"	(6.10 m)
Shop Depth	53' 6"	(16.31 m)
Net Sales Area	940 sq ft	(87.33 sq m)
Rear Ancillary	321 sq ft	(29.82 sq m)

LEASE TERMS

A new flexible lease for up to 12 months.

RENT

£1,500 per calendar month exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed*

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

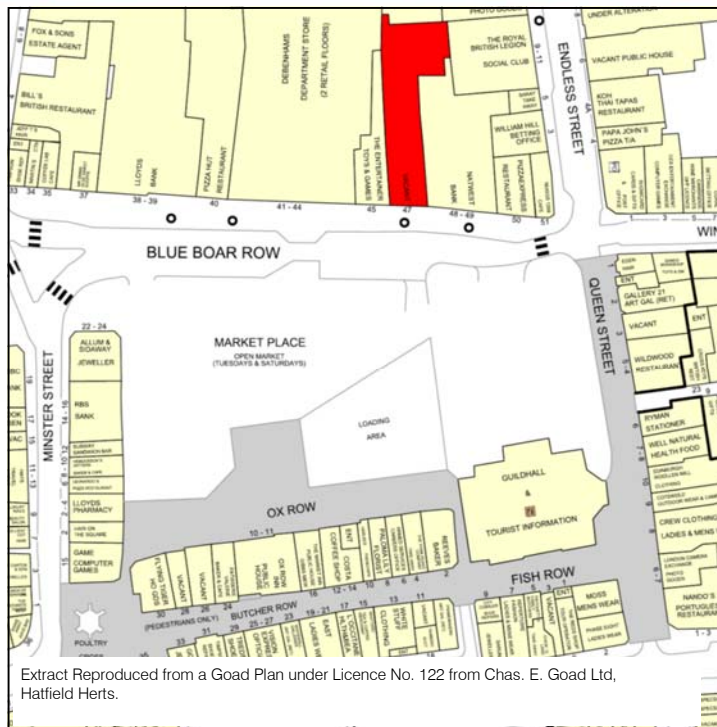
SERVICES

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 premises currently have Class A1 (retail) use. 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: DS/JW/9603

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.

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