

## Unit 3, Cross Keys Shopping Centre, 20 Queen Street, Salisbury, SP1 1EY

City Centre Retail Premises

With Ancillary First Floor

Ground Floor Net Sales 650 sq ft

(60.39 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 occupy a prominent central trading position fronting Queen Street, close to its junction with Blue Boar Row and Winchester Street, being highly visible directly opposite the Market Place, with other occupiers trading close by including Gallery 21, Wildwood Restaurant, T K Maxx, Ryman, Edinburgh Woollen Mill, Cotswold Outdoor Group, Pizza Express and Natwest.

## DESCRIPTION

The property is Grade II Listed and comprises a ground floor shop with an attractive glazed frontage and central entrance leading to a front sales area, interlinking with a rear sales area featuring an ornate plastered ceiling and magnificent oak staircase, accessing the ancillary first floor office/staffroom.

To the rear of the ground floor sales area is a separate office with integrated mezzanine store.

## ACCOMMODATION

Gross Frontage	21' 7"	( 6.56 m)
Net Frontage	17' 9"	( 5.41 m)
Internal Width	19' 1"	( 5.82 m)
Narrowing to	12' 7"	( 3.84 m)
Shop Depth (max)	44' 6"	(13.56 m)
Net Sales Area	650 sq ft	(60.39 sq m)
Understairs Store	41 sq ft	( 3.81 sq m)
Rear Office	101 sq ft	( 9.38 sq m)
Mezzanine Store	78 sq ft	( 7.25 sq m)
First Floor Office	345 sq ft	(32.05 sq m)
Kitchenette	20 sq ft	( 1.86 sq m)
Separate WC's		
Landing Store	75 sq ft	( 6.97 sq m)

## LEASE TERMS

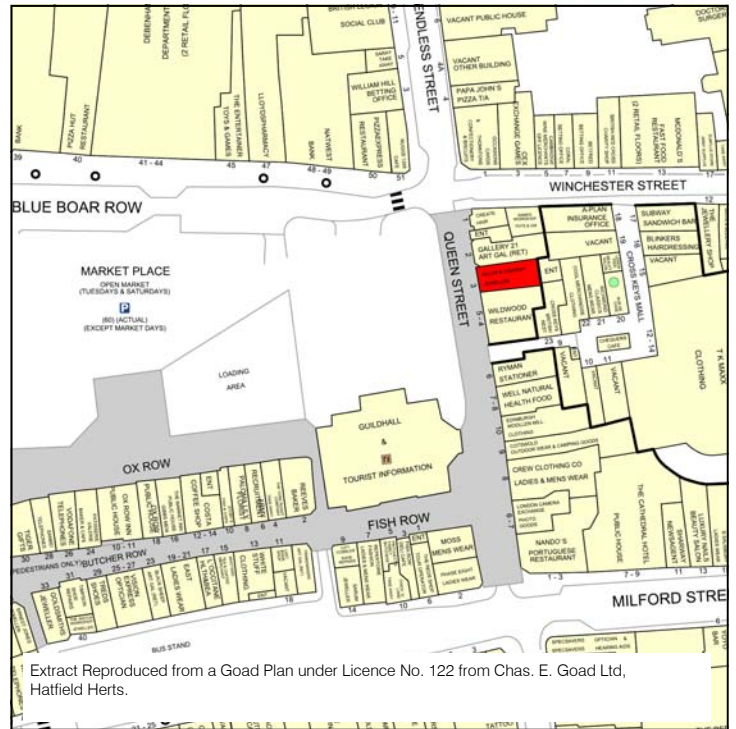
A new full repairing and insuring lease for a term of 10 years incorporating an upward only rent review at the end of the 5th year of the term. There is a service charge payable for the maintenance and upkeep of the common areas of Cross Keys Shopping Centre.

## RENT

£26,950 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).



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## BUSINESS RATES

Rateable Value: £28,000.\*

Rates payable for year ending 31/03/19: £13,440.

\*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 have been used for a 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.

## ENERGY PERFORMANCE

The premises is Grade II Listed and therefore does not require an EPC.

## VIEWING

Strictly by appointment only. Contact Simon Lee or Rachael Wythe on 01722 337577.

Ref: SML/JW/6561-20Q

## Regulated by the RICS.



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

## DISCLAIMER

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