

**Unit 18, Cross Keys Shopping Centre,
4 Winchester Street,
Salisbury, SP1 1HB**

City Centre Retail Premises

With Ancillary First Floor

Ground Floor Net Sales 1172 sq ft

(108.88 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 property occupies a busy central trading position fronting Winchester Street, close to the junction with Blue Boar Row and Queen Street, adjoining the entrance Mall into the Cross Keys Shopping Centre, with other occupiers trading close by including T K Maxx, Subway, MacDonaldis, Betfred, Coral, Cambridge Wine Merchants and CEX Exchange.

DESCRIPTION

The premises comprise a ground floor retail unit with the benefit of a full depth window display return frontage and an open plan sales area, with internal access stairway linking to the first floor office/ancillary space.

The premises also benefit from goods access loading facilities via the rooftop service charge above the Shopping Centre.

ACCOMMODATION

Net Frontage	18' 3"	(5.56 m)
Return Frontage	56' 3"	(17.15 m)
Internal Width	20' 1"	(6.12 m)
Shop Depth	60' 7"	(18.47 m)
Net Sales Area	1172 sq ft	(108.88 sq m)
First Floor Ancillary	818 sq ft	(76.00 sq m)
Separate WC's		

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. The lessee to pay a service charge towards the upkeep and maintenance of the common areas of the Shopping Centre.

RENT

£29,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £29,250.*

Rates payable for year ending 31/03/21: £14,595.75.

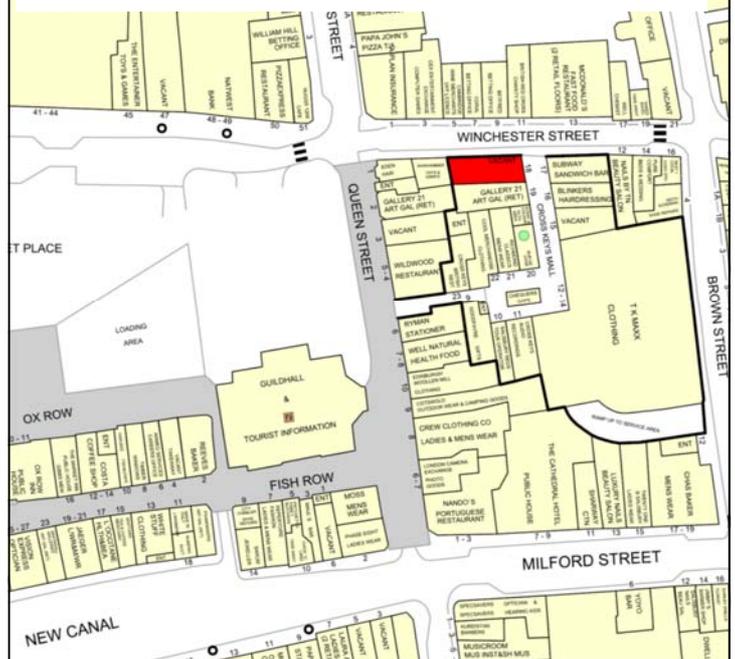
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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.

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PLANNING

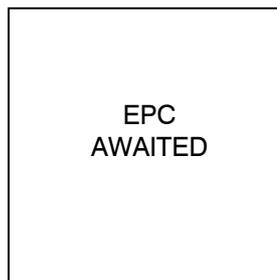
The premises have previously been occupied for Class A2 (financial services) use, but are suitable for Class A1 (retail) use as Permitted Development. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

Ref: SML/JW/6561-4W

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.lettingbusinesspremises.co.uk.

DISCLAIMER

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