

Unit 23, Cross Keys Shopping Centre, Queen Street, Salisbury, SP1 1EL

City Centre Restaurant Premises

1849 sq ft

(171.77 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 central trading position within the Cross Keys Shopping Centre, the only covered Mall in the City Centre, which forms a busy pedestrian thoroughfare linking Queen Street with Winchester Street. The Centre benefits from roof level loading access/parking. Other trading occupiers include T K Maxx, Ryman Stationers, Wildwood Restaurant, Richmond Classics Menswear and Blinkers Hairdressing.

DESCRIPTION

The premises comprises restaurant premises arranged over ground, first and second floors. The original 14th Century building frame was retained when the Shopping centre was developed. The building, therefore, has a host of period features, including exposed timber frame, fire places and attractive staircases.

There is a ground floor sales area with servery and WC's, first floor seating area and catering kitchen and a second floor seating area.

ACCOMMODATION

Gross Frontage	19' 1"	(5.82 m)
Net Frontage	17' 10"	(5.21 m)
Internal Width	18' 3"	(5.58 m)
Shop Depth	42' 5"	(12.95 m)
Ground Floor Sales Area	677 sq ft	(62.89 sq m)
First Floor Seating Area	402 sq ft	(37.34 sq m)
Kitchen	293 sq ft	(27.22 sq m)
Second Floor Seating Area	477 sq ft	(44.31 sq m)
Separate WC's		

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. The lessee to pay a service charge for the upkeep and maintenance of the common areas of the Shopping Centre.

RENT

£15,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

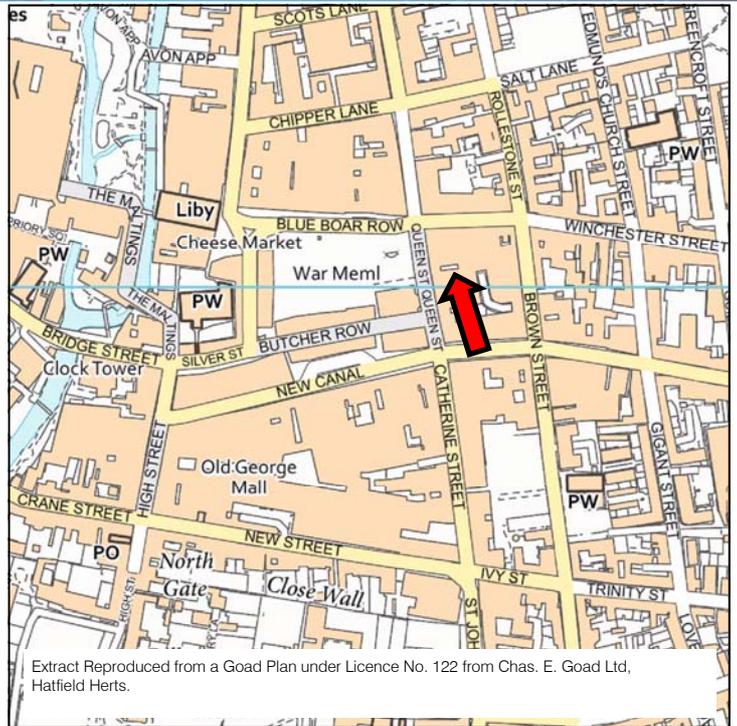
BUSINESS RATES

Rateable Value: £11,250.*

Rates payable for year ending 31/03/21: £5,613.75.**

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

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



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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 were previously used for Class A3 (restaurant) 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/6561-23

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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