

Unit 2, Cross Keys Shopping Centre, 21 Queen Street, Salisbury, SP1 1EY

City Centre Retail Unit

Ground Floor Net Sales 864 sq ft

(80.26 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 prominent central trading position fronting Queen Street, which forms a part pedestrianised link between Blue Boar Row and New Canal and directly opposite the Market Place, in the heart of the City Centre, with other occupiers nearby including Gallery 21, Wildwood Restaurant, T K Maxx, Ryman, Crew Clothing, Cotswold Outdoor and Loake Shoes.

DESCRIPTION

The premises comprise a ground floor retail unit with a character raised window display frontage and double door central entrance, leading to an open plan sales area, benefiting from an additional rear sales area, with staff kitchenette and separate WC. Loading access and servicing is available via the roof deck service yard of Cross Keys Shopping Centre.

ACCOMMODATION

Gross Frontage	19' 0"	(5.79 m)
Net Frontage	15' 0"	(4.58 m)
Internal Width (max)	15' 6"	(4.72 m)
Shop Depth	58' 6"	(17.82 m)
Net Sales Area	864 sq ft	(30.26 sq m)
Staff Kitchenette		
Separate WC		

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term. The lessee to pay a service charge for the upkeep and maintenance of the common areas of the Shopping Centre.

RENT

£25,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

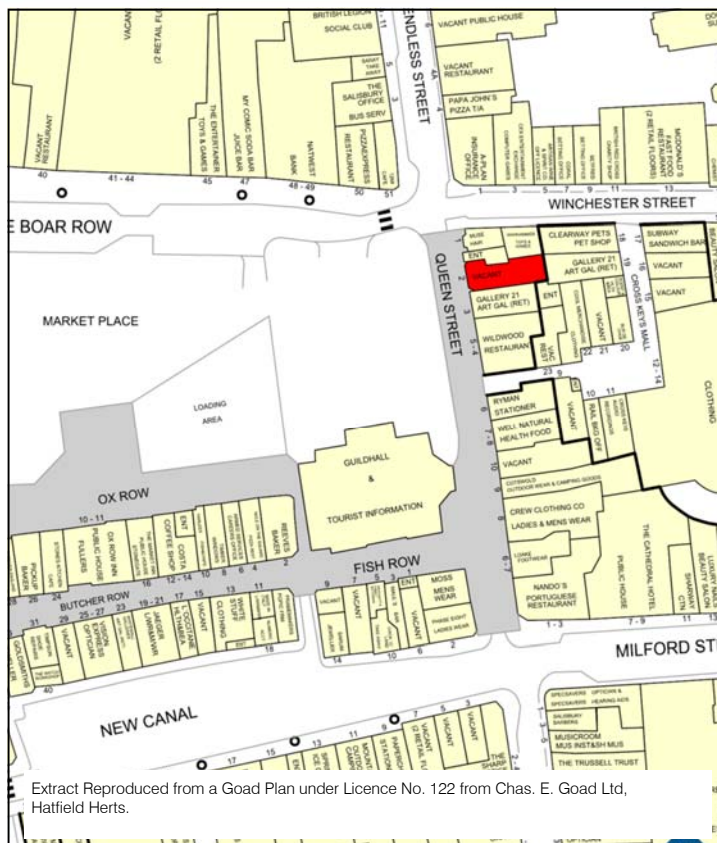
To be assessed.*

*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.



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PLANNING

The premises were previously used for Class A1 (retail) use, now Class E (economic business and services 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

An EPC is awaited.

VIEWING

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

Ref: SML/JW/6561-21Q

CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

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