
TO LET

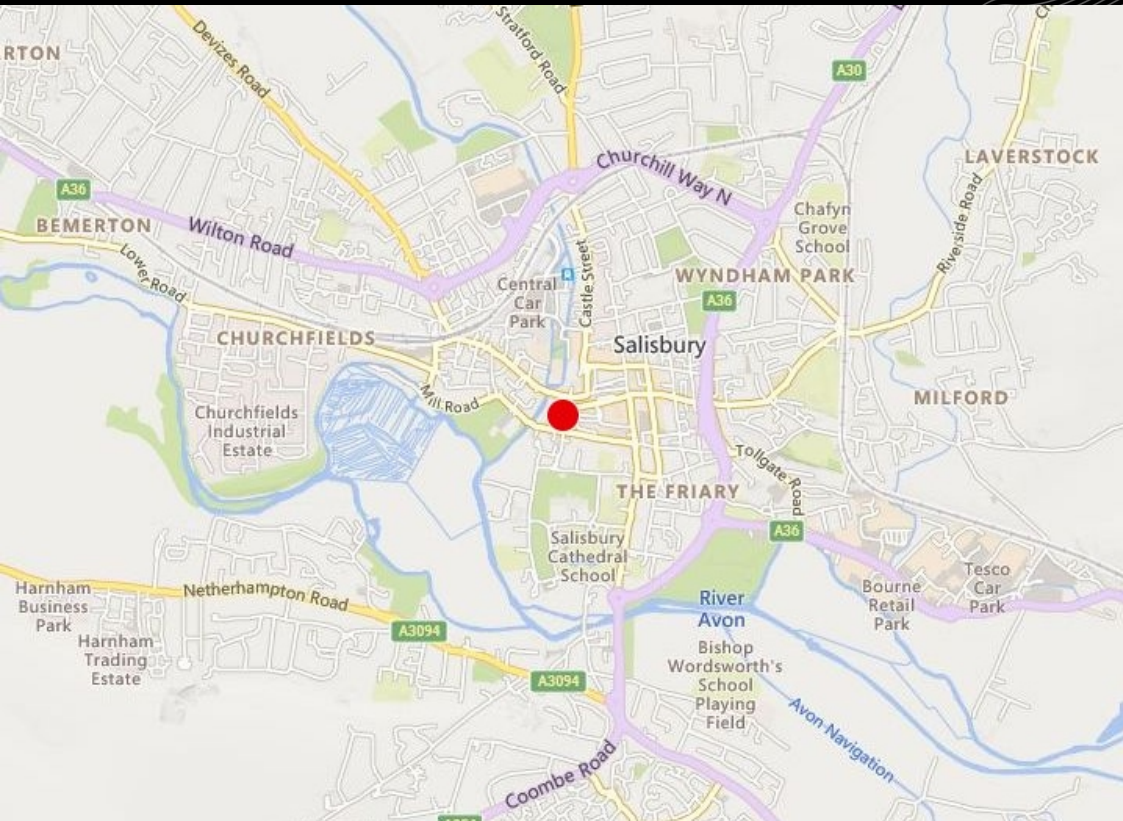
- ✔ Situated on the Pedestrian Part of the High Street
- ✔ Opposite the Main Entrance to the Old George Mall
- ✔ Grade II Listed Building
- ✔ Prominent Location
- ✔ Ground Floor Retail
- ✔ Ancillary Accommodation on Upper Floors
- ✔ Close to Local Retailers: Barclays, Halifax, New Look and Waterstones



32 High Street, Salisbury SP1 2NT

High Street Retail Unit

1,853 Sq Ft
(172 Sq M)



DESCRIPTION

The Grade II listed building is a three storey property built in the 19th century of brick elevations under a pitched clay tiled roof. The ground floor has a glazed timber framed shop front. Internally the ground floor retail accommodation has been completely stripped out of the previous tenants fixtures and fittings with further storage space at the rear of the property. On the first floor there is ancillary accommodation with male and female WC's and a kitchen/staff area, with a further office on the second floor.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Retail	1,152	107
Ground Floor Storage	299	28
First Floor Staff	123	11
Second Floor Office	279	26
Total	1,853	172

LOCATION

The property is situated on the High Street in the market town of Salisbury, which is approximately 22 miles north west of Southampton in the county of Wiltshire. Excellent road connections are provided by the A36 and A303. The property is located close by to large retailers such as Barclays, Halifax, New Look and Waterstones.

TERMS

Rent on application.

RENT

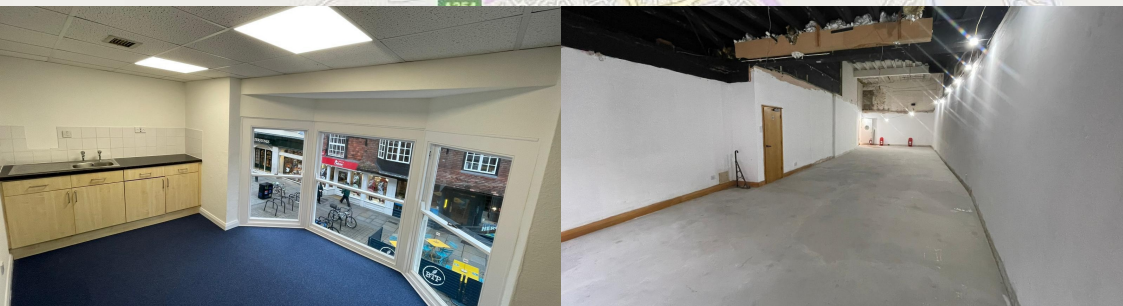
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BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.



EPC

The Energy Performance Asset Rating is D (93).

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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