



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 13 BROWN STREET SALISBURY WILTSHIRE SP1 1HE



### Town Centre Retail Premises TO LET

- A1 Retail Use
- Sales area: 1663.60 sq.ft. (154.61 sq.m.)
- Alternative uses considered
- To be refurbished

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

**Available on a new  
lease at  
£25,000 p.a.**

## **SITUATION AND DESCRIPTION**

Salisbury is located in central Southern England with a district population of over 115,000 people. It is within easy reach of Bournemouth and Southampton and has easy access via the A303/M3 motorway to the City.

Brown Street is a major through route close to the city centre. No 13 is located near to the prime shopping areas and benefits from being opposite the entrance to the Cross Keys Shopping centre Car Park and therefore is highly visible to passing traffic and shoppers.

The premises following refurbishment will consist of a large sales area with recessed shop front accessible through bi-folding doors to create external seating / display area.

## **ACCOMMODATION**

Sales area: 1663.60 sq.ft. (154.61 sq.m.)

Additional first floor space also available

## **RATEABLE VALUE - TBC**

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## **TENURE**

Available on a new lease with terms to be negotiated at a rental of £25,000 per annum.

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

## **PLANNING**

A1 Retail

A2 Office

A3 Catering with planning consent

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

## **LEGAL FEES**

The incoming tenant will be responsible for their own legal fees.

**EPC Rating** — To be re-evaluated following refurbishment

## **VIEWING AND FURTHER DETAILS**


By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



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Project		13 Brown Street		Drawn: Ben Simpkin	
Title		Floor Plan			
Date	Scale	Size	Dwg No.	Revision	
11/10/18	NTS	A4	001		



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