

Primmer Olds B.A.S

TO LET

Ground floor retail unit

17-19 CATHERINE STREET, SALISBURY SP1 2DF



KEY FEATURES

Net Internal Area 98.35 sq m (1,059 sq ft)

Good transport links

Numerous car parks available nearby

Affluent medieval Cathedral City

Mainline railway station

Within close proximity of the main retail focus of the Old George Mall

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk

Primmer Olds B.A.S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

17-19 CATHERINE STREET, SALISBURY

DESCRIPTION

Salisbury is an attractive, affluent, medieval Cathedral City located in Wiltshire, close to the Hampshire border and with Bournemouth, Southampton and Winchester located within approximately a 27 mile radius.

The subject property is located on Catherine Street within close proximity of the Old George Mall. Nearby occupiers include The Cooperative Funeralcare, Shuropody and Specsavers.

The property is presented in a good condition and comprises ground floor sales area, kitchen/staff room, store room and a WC.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor sales	898	83.39
Office/kitchen	65	6.05
Store	96	8.91
Total Net Internal Area	1,059	98.35

Areas stated are measured on a Net Internal basis and in accordance with the RICS Code of Measuring Practice 6th Edition.

EPC

Asset Rating C62

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquires of the local authority for confirmation.

RATES

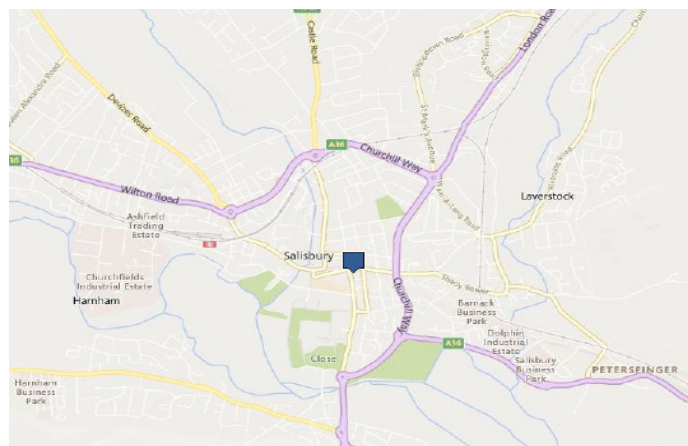
Rateable Value £32,500

Source - voa.gov.uk

The 2020/2021 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

TERMS

Available by way of an assignment of an existing lease dated 8th February 2017 for a term of 10 years expiring 7th February 2027 at a rent of **£30,000 per annum**. All rents are exclusive of rates, VAT (if applicable) and all other outgoings.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.