



TO LET OR FOR SALE

City Centre Retail Property
4138 sq ft (384.42 sq m)

- Central Trading Position
- Attractive Display Frontage
- Character Features
- Ground & First Floor Sales Areas
- Close to Multiple Traders
- Rental Guide £55,000 pa exclusive
- Freehold Price Guide £565,000

Market Place, Salisbury

28/28a Market Place, Salisbury, SP1 1TL



LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

The property occupies a prominent City Centre trading position, fronting Cheesemarket, opposite the busy junction of Minster Street, Blue Boar Row and Castle Street and close to Market Walk, which forms a busy pedestrian link, connecting The Maltings Shopping Centre and Sainsburys Supermarket and adjoining public car park, with the City's central Market Place.

Other nearby occupiers include Neal's Yard Remedies, William Hill, Giggling Squid Thai Restaurant, HSBC Bank, Allum & Sidaway Jewellers, Zizzi Italian Restaurant, Tesco Express, Lloyds Bank and Bradbeer's Department Store.

PLANNING

The premises have been used for Class A1 (retail) use, now within 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: 0300 456 0114.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

DESCRIPTION

The property comprises a Grade II Listed Building arranged on ground and first floors, with an attractive full width glazed display frontage, with two separate entrance doors leading to an open plan front sales area, featuring a high timber beamed ceiling and open style feature staircase providing customer access to the first floor sales/seating area.

The rear ground floor has additional sales display space, ancillary storage and staff facilities. The first floor provides an attractive customer café and seating area, with feature windows on to the Market Place. The first floor rear has additional storage space, together with staff offices.

ACCOMMODATION

Gross Frontage	29' 2"	(8.89 m)
Net Frontage	26' 2"	(7.98 m)
Internal Width	30' 8"	(9.19 m)
Shop Depth	43' 1"	(13.13 m)
Front Sales Area	1253 sq ft	(116.40 sq m)
Rear Sales Area	831 sq ft	(77.20 sq m)
Staff Kitchen	82 sq ft	(7.62 sq m)
Separate WC		
Rear Storage	447 sq ft	(41.53 sq m)
First Floor Sales/		
Seating Area	1075 sq ft	(99.87 sq m)
Kitchen/		
Preparation Area	90 sq ft	(8.36 sq m)
Customer WC Facility		
First Floor Offices/		
Storage	360 sq ft	(33.44 sq m)
Total Net Area	4138 sq ft	(384.42 sq m)

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.

TENURE

New Lease or Freehold with full vacant possession.

LEASE TERMS

A new full repairing and insuring lease for a term to be negotiated, incorporating upward only rent reviews

RENT

£55,000 per annum exclusive.

PRICE

£565,000.

VAT

VAT is not payable on the rent or sale price.

BUSINESS RATES

Rateable Value: £42,500.*

Rates payable for year ending 31/03/26: £21,207.50.

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

SERVICES

Mains electricity, gas, 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.

ENERGY PERFORMANCE

The property has an EPC rating of B38.

VIEWING

Strictly by appointment only.

Ref: SL/JW/10796

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

REAR GROUND FLOOR



FIRST FLOOR



