



Unit 7 - 8 Queen Street

Salisbury, SP1 1EY

Two level trading retail unit

2,476 sq ft

(230.03 sq m)

- Well located fronting onto Queens Street and Market Place
- Available on a new lease
- Currently configured as ground floor retail and first floor cafe

Summary

Available Size	2,476 sq ft
Rent	£49,500 per annum
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	£10,325 per annum
Legal Fees	Each party to bear their own costs
BER Rating	B (31)

Location

Salisbury is a historic cathedral city located within Wiltshire with an immediate catchment population of more than 45,000 as well as a large number of tourists each year. The city is located approximately 28 miles north of Bournemouth, 39 miles south of Bath and 50 miles from Bristol. Salisbury is served by the central railway station which offers regular services to London Waterloo, Bristol Temple Meads and Exeter St Davids.

The subject opportunity is on Queen Street running adjacent to Market Place, where the local market operates on Tuesdays and Saturdays together with other events hosted by Salisbury City Council throughout the year. The entrance to Cross Keys Shopping Centre is nearby which is home to occupiers including T K Maxx, Wildwood, Ryman, Gallery 21 and Subway. Other retailers in the vicinity include Nandos, Crew Clothing, Loake Shoemakers, Moss Bros and Phase Eight.

Description

The property comprise a ground floor retail shop benefiting from a double window display frontage and double central entrance doors leading to an open plan sales area, together with an open plan first floor, additional sales area and partitioned ancillary office staffroom and storage space, with service access onto the rooftop shared service yard, with vehicular access via Brown Street.

Accommodation

The accommodation comprises the following areas:

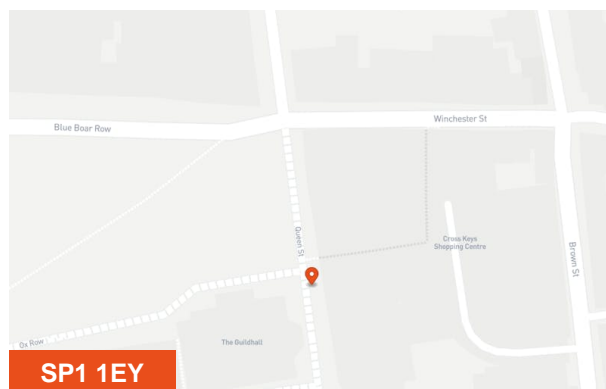
Name	sq ft	sq m
Ground - Sales	1,488	138.24
1st - Sales/Ancillary	988	91.79
Total	2,476	230.03

Terms

The property is available by way of a new lease of terms to be agreed.

VAT

All prices are quoted exclusive of VAT.



Viewing & Further Information

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Rebecca Harries

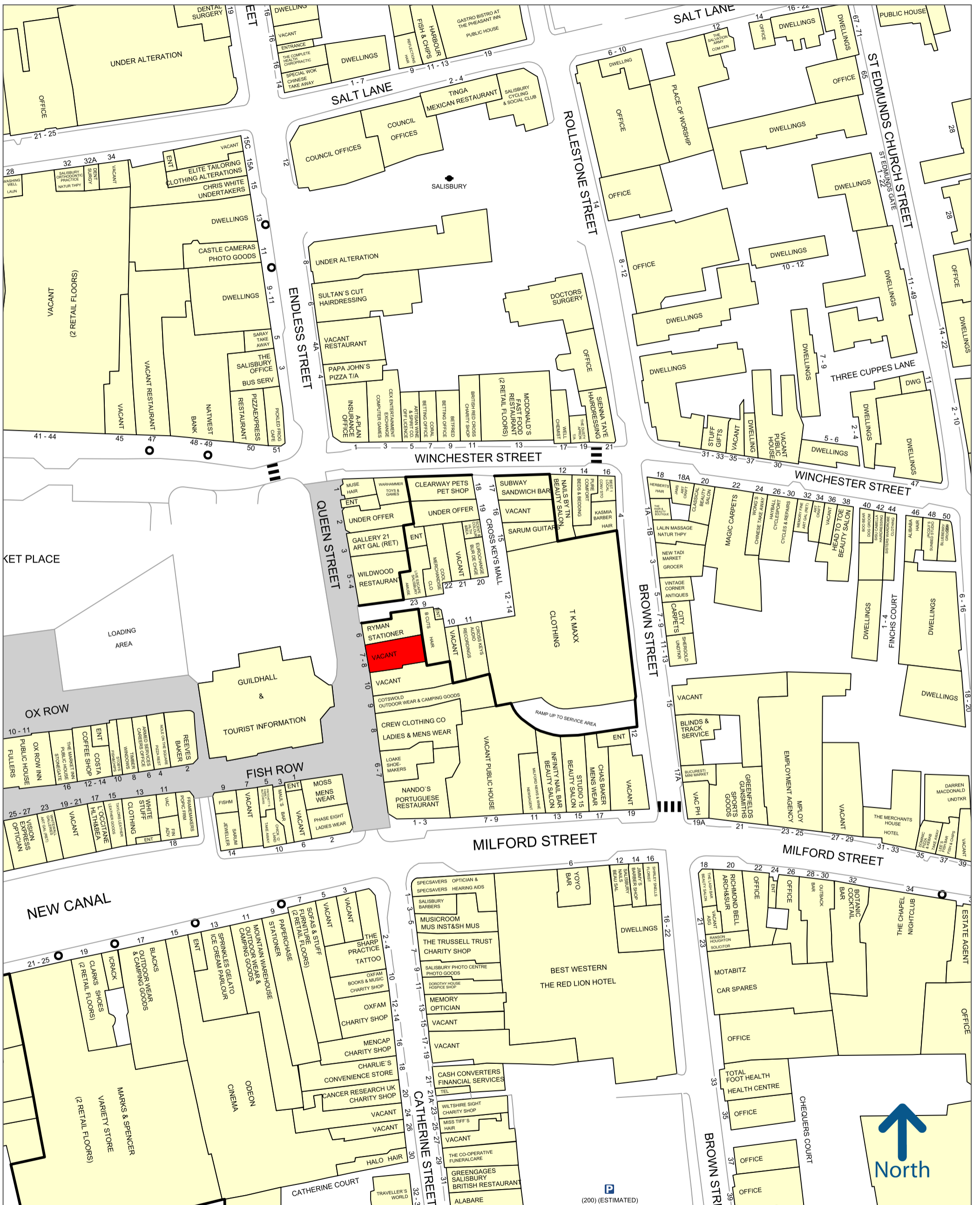
07549 120664

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50 metres

Experian Goad Plan Created: 12/06/2023
Created By: Hartnell Taylor Cook LLP

