

TO LET



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

Unit 7 - 8 Queen Street, Salisbury, SP1 1EY

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	В (31)

Location

Salisbury is a historic catherdral 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:

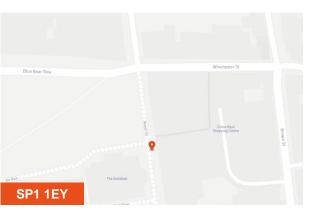
Name	sq ft	sq m
Ground - Sales	1,488	138.24
1st - Sales/Ancillary	988	91.79
Total	2,476	230.03

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

James Woodard

0117 946 4502 | 07753 302236 james.woodard@htc.uk.com

Rebecca Harries

07549 120664 rebecca.harries@htc.uk.com

Simon Lee (Myddelton & Major) 01722 337 577 simonlee@myddeltonmajor.co.uk

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract[] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publicatior They have not been tested and we give no warranty as to their condition or operation.] No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in specting properties that have been sold or withdrawn[] Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the incidence. Generated on 01/07/2024





50 metres



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

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

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011