



TO LET

by way of assignment

Prominent Retail Unit

£34,000 pax

Ground Floor Retail
72.01 Sq M (775 Sq Ft)

Ancillary Space
63.3 Sq M (682 Sq Ft)

**25 High Street
Salisbury
Wiltshire
SP1 2NJ**

Description

Ground floor retail unit with two upper floors comprising retail sales, ancillary offices, staff kitchen, toilet facilities and storage.

The premises benefit from A2 use consent and would also be suitable for A1 use.

Location

The property is situated on High Street in Salisbury town centre, adjacent to the Old George Mall.

The subject property occupies a prominent position amongst a range of national and regional retailers.

Tenure

The property is available by way of assignment of the existing lease expiring 23rd September 2024. The lease is subject to 5 yearly rent reviews with the next review date scheduled for 24th September 2019.

The lease is drawn on effective FRI terms.

Accommodation

Description	Sq M	Sq Ft
Ground Floor Retail/Sales	72.01	775
First Floor Office	26.72	288
Second Floor Office	36.58	394
Total	135.31	1457

EPC

Awaiting EPC.

Rateable Value

The premises are assessed in the 2017 list having a Rateable Value of £31,750.

Rent

£34,000 pax

Viewing and Further Information

Strictly by appointment only with the agents:-

Contact: Chris Howell
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