



PRIME SHOP TO LET

57 SILVER STREET

SALISBURY

SP1 2NG

Location

Salisbury is an affluent and historic cathedral city with a district population of just under 120,000 (Source: Census 2011), which significantly increases by an annual influx of tourists.

The property is located in a prime position on Silver Street adjacent to **Holland & Barrett** and diagonally opposite **Caffe Nero**.

Other nearby occupiers include **Boots, Seasalt, The Cornish Bakery, Magnet, Barclays and Wagamama**.

Accommodation

The unit comprises the following approximate net internal floor areas (floor plans available upon request):

Ground Floor	944 sq ft (87.70 sq m)
First Floor	513 sq ft (47.66 sq m)
Second Floor	495 sq ft (45.99 sq m)

Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental

£27,500 per annum exclusive.

Planning

The property is Grade II listed.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£33,250
Rates Payable (2024/2025) Approx.	£16,592

Energy Performance Certificate

A copy of the EPC Certificate is available upon request.

Costs

All figures quoted are exclusive of VAT where applicable.

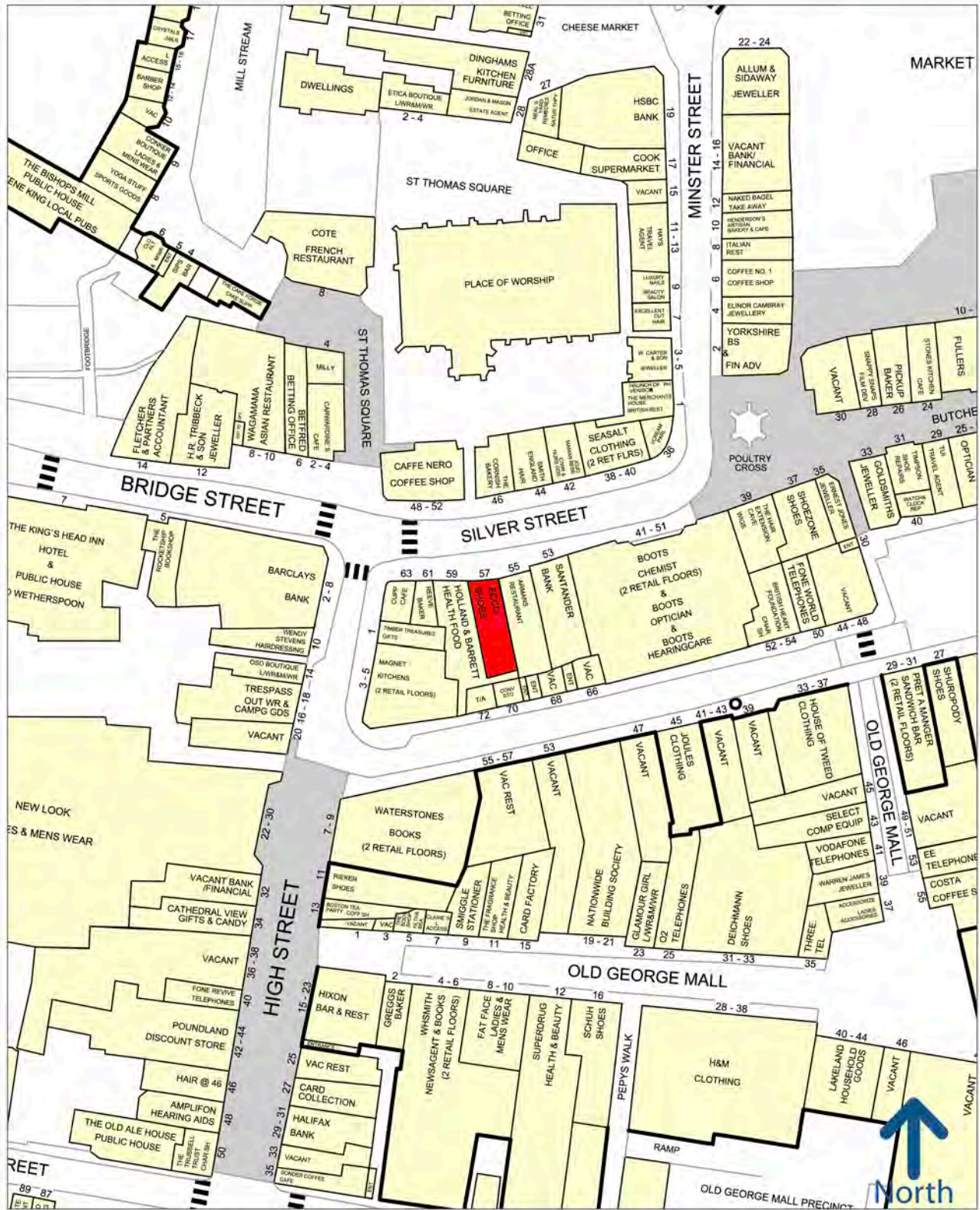
Viewing & Further information:

Strictly by prior appointment through Sole Agents **Jamieson Mills**. The unit will be available from September 2024

Contact: Jamie Simister
Mobile: 07551 760 696
Email: jps@jamiesonmills.com

Subject to Contract & Without Prejudice.





50 metres
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