



## 41 CASTLE STREET, SALISBURY

Well located ground floor lock-up shop/ office.  
Approx 605 sq ft (56.3 sq m).

- | New lease
- | Close to Market Square
- | Convenient for City Centre amenities

WILTSHIRE, SP1 3SP

£14,000 PA

**WOOLLEY  
& WALLIS**

## Location

The offices are situated within a short walk of the Market Square at the junction with Avon approach, just north of Iceland and Tesco Metro and with convenient access to the Central Car Park. Castle Street is one of the main thoroughfares into the City from the Ring Road and is an established business district favoured by many estate agents, solicitors and other professional firms.

## Description

The premises, which occupy a prominent corner position, comprise a ground floor lock-up shop/ office with excellent natural light and with a return display window along Avon Approach. To the rear of the retail area/ office there is a kitchen/ store to one side of the unit and a store room and WC to the other. The premises are fitted with a suspended ceiling incorporating CAT II light fittings and there is electric heating.

## Accommodation

Shop frontage: 6.7 m (22'0")  
Shop depth: 6.32 m (20'9")

### Approximate Net Internal Areas

	m <sup>2</sup>	ft <sup>2</sup>
Retail sales	42.3	455
Store/kitchen	7.6	81
Store	6.4	69
WC	-	-
Total	56.3	605

## Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

£14,000 per annum

Rent is exclusive of VAT (not applicable), buildings insurance and all other outgoings.

## Business Rates

Rateable Value: £9,600

The Small Business Rate Multiplier for the year 2023/24 is 49.9p in the £. However, where the Rateable Value is £12,000 or less, eligible ratepayers may apply for 100% Small Business Rate Relief and therefore no rates will be payable.

## Services

We understand that mains electricity, water and drainage are connected.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

## Legal Costs

Each party to pay their own.

## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Energy Performance Certificate

Awaited

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in July 2023.

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