



2nd FLOOR, 29a CASTLE STREET

2nd floor office space in attractive City Centre location.

533 sq ft (49.5 sq m).

- | Recently decorated
- | Convenient for City Centre

SALISBURY, SP1 1TT

£6,120 PA (£150 pcm)

**WOOLLEY
& WALLIS**

Location

The office is accessed off a pedestrian walkway of Castle Street in the City centre within walking distance of the Market Square central bus station and the mainline train station.

Description

The property is situated on the second floor of a three-storey building with a variety of existing tenants including a tanning studio on the ground floor. There are communal WC facilities on both the ground and first floors with a communal kitchen for the offices located on the first floor. The property has most recently been used as a private gym and before that as an office.

Terms

The property is available by way of a licence agreement requiring a minimum commitment of thirteen weeks, following which the licensee is required to give no less than two weeks' notice to terminate the agreement.

Long term leases are also available.

Licence Fee - £510pcm

Licence fees are inclusive of the following:
Building insurance, service charge, external repairs and water (subject to reasonable usage).

Licence fees are exclusive of the following:
Business rates, telephone/internet, electricity and any other outgoings.

Administration Fee

A fee of £250 plus VAT is payable towards the cost of setting up the licence.

Deposit

A deposit equivalent to two weeks licence fee is payable prior to licence commencing.

Business Rates

To be confirmed, it is likely you will be able to claim for small business rates relief.

Services

Mains electricity, water and drainage are all connected to the property. The electricity is recharged via a sub-meter that is located on the ground floor.

Caution

Woolley and 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.

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.commercialleasecodeew.co.uk.

References

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

Energy Performance Certificate

C (71) expiring 05/07/2032

Viewing

Strictly by appointment only through Megan Casebow at 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 January 2024.

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