



31 CATHERINE STREET, SALISBURY

Attractive city centre shop with upper parts.
Suit restaurant / retail / other uses.

Total 1,701 sq ft (158 sq m)

- | Excellent footfall
- | Close to Old George Mall entrance
- | Rear access off Brown Street car park

WILTSHIRE, SP1 2DQ

TO LET

**WOOLLEY
& WALLIS**

Location

The property is located on the eastern side of Catherine Street, a principal one way thoroughfare into the City centre from the south and a popular, good secondary retail location enjoying excellent footfall. It is situated diagonally opposite a pedestrian link to The Old George Mall Shopping Centre and Brown Street car park is immediately to the rear. Nearby occupiers include Traveller's World (opposite), Co-op Funeral Care, Cash Convertors, Memory Opticians, Southons Furniture, Charlie's Cafe and Salisbury Antiques Market.

Description

The premises comprise an attractive Grade II Listed, mid-terraced, three-storey building with secondary access to the rear off Brown Street car park via a rear yard area. Occupied as a cafe/ restaurant since the mid 1990s, the ground floor currently provides a front retail/ seating area with sales counter, wood flooring, tongue and groove wood cladding to the walls, LED and recessed spot lighting. To the rear there is a galley style prep area with quarry tile floor, a good sized walk in chiller and a (staff) WC. An integral staircase leads to the first floor where there is a large front room (further restaurant area) overlooking Catherine Street with perimeter bench seating, a fireplace and excellent natural light. There is a good sized kitchen to the rear with tiling to the walls and vinyl floor covering. The second floor provides a good sized room to the rear with walk-in store room and two spacious WC (customer) cloakrooms.

Accommodation

Approx Net Internal Areas

Shop (internal)frontage 6.67 m / 21'11"
Shop depth 9.19 m / 30'2"

	Sq M	Sq Ft
Ground floor retail/ restaurant area	51.38	553
Rear prep area	18.12	195
Chiller	8.15	88
Staff WC	-	-
First floor restaurant/ room	33.06	356
First floor kitchen	16.8	181
First floor store cupboard	1.98	21
Second floor rear room with storeroom (off)	11.82	127
WC cloakrooms x 2	-	-
Total	158.04	1,701

Lease

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £21,000 per annum. We are advised that VAT will not be chargeable.

Business Rates

Rateable Value: £17,250

The current Small Business Rate Multiplier is 49.9 p in the £.

Services

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

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.

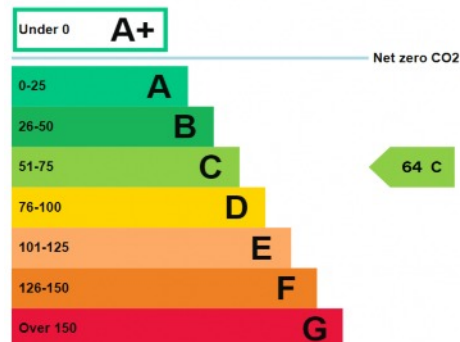
References

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

Energy Performance Certificate

Energy rating and score

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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 December 2023.

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