



7 FISH ROW, SALISBURY

Well located city centre shop premises in busy pedestrianised location.

Approx 884 sq ft (82.08 sq m)

- | Excellent footfall
- | Close to Market Square
- | Attractive period features

WILTSHIRE, SP1 1EX

TO LET

**WOOLLEY
& WALLIS**

Location

Fish Row & Butcher Row comprise an attractive pedestrianised shopping area in the heart of the city centre just south of the Market Square. Situated opposite the entrance to Salisbury Tourist Information Centre and close to the junction with Queen Street, there are a number of well known occupiers nearby including Moss Bros, White Stuff, Reeve The Baker, Vision Express, Costa, Loake and Crew Clothing as well as a range of independent shops (Including a new Fishmonger), cafes and pubs.

Description

The premises form part of a Grade II Listed building and comprise an essentially open plan ground floor retail unit which has its principal frontage to Fish Row and further frontage to New Canal (opposite Mountain Warehouse), also with access (if used). There is a handsome period fireplace, decorative plasterwork to the ceiling and exposed timber beams which together provide a wealth of character to the property. The flooring is slate tiles (which could be overlaid, if required) and there is spot lighting and air-conditioning.

Accommodation

Approx Net Internal Areas

Shop frontage 5.66 m / 18'7" (to Fish Row)
Shop depth 16.61 m / 54'6"

	Sq M	Sq Ft
Ground Floor		
Retail Sales	82.08	884

Note: there is also a basement area.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed at a rental of £27,000 per annum. We are advised that VAT will be applicable.

Business Rates

Rateable Value: To be assessed
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

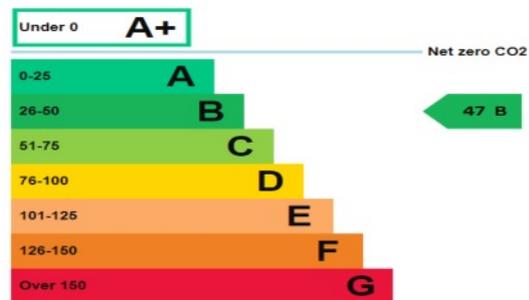
You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions 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

This property's current energy rating is B.



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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