



7A SALISBURY STREET

Prominent lock-up retail premises.
Approx 481 sq ft (44.74 sq m).

- | Close to Post Office
- | No Business Rates *
- | Excellent trading potential

SHAFTESBURY, SP7 8EL

£6,000 PA

**WOOLLEY
& WALLIS**

Location

The property is situated towards the northern end of Salisbury Street close to its junction with the High Street and the Post Office. Shaftesbury is an ancient Saxon hilltop town famous in recent years for Gold Hill (the Hovis advert) which has an associated museum. Well known retailers in the High Street include Boots The Chemist, Costa Coffee, Reeve The Baker, W H Smiths, Ladbrokes and Coffee #1. There is time restricted on-road parking nearby together with a Pay and Display car park close by at Angel Lane.

Description

The premises comprise a single storey end of terrace property with flat roof providing retail accommodation together with a WC and sink. The accommodation is currently partitioned midway along its length to create a rear stockroom/storage area although this could be removed if required. There is no parking with the property.

Accommodation

Approximate Net Internal Areas	m ²	ft ²
Front Shop	22.24	239
Rear Shop	22.50	242
Total	44.74	481

Lease

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

Rent

£6,000 per annum
We are advised that VAT will not be applicable.

Business Rates

Rateable Value: £6,100

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

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



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 September 2023.

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