



SHOP TO LET - E Class Use

50 NEW CANAL, SALISBURY SP1 2AQ

LOCATION:

Salisbury is an affluent cathedral city in Wiltshire, which has a residential population in excess of 50,000 and district population of 117,500. The City is 9 miles from Stonehenge and home to the original Magna Carta, attracting circa 700,000 tourists annually.

The premises are situated opposite the entrance to Old George Mall Shopping Centre, where nearby traders include Marks & Spencer, Primark, Boots the Chemist, Pret a Manger and Gail's.

THE PROPERTY:

The premises are arranged on ground and first floors, providing the following approximate dimensions and floor areas:

| | | |
|----------------|---------|---------------|
| Internal Width | 4.66m | 15ft 3inches |
| Depth | 11.86m | 38ft 10inches |
| Ground Floor | 46.5sqm | 500sqft |
| First Floor | 39.5m | 425sqft |

RENT:

£35,000 per annum exclusive.



LEASE:

The property is available on a new 5 or 10 year effectively full repairing and insuring lease, subject to a 5 yearly review.

RATING:

| | |
|----------------------------|------------|
| Rateable Value 2025 / 2026 | £23,250 |
| Rates Payable 2025 / 2026 | £11,277 pa |

VIEWING:

Please contact this office for further information and viewings:

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