# Myddelton&Major

TO LET



## Second Floor Office Suite In Salisbury City Centre





31 Brown Street, Salisbury,
SP1 2AS

Office Suite

919 sq ft (85.37 sq m)

## Location

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

31 Brown Street is situated in the heart of Salisbury City Centre. The property overlooks Brown Street Car Park and Culver Street Multi-Storey Car Park, accessed via the City's Ring Road is close by.

## Description

31 Brown Street is a modern purpose built office building constructed in the late 1980's. The premises comprise a second floor office suite arranged as 3 rooms, with kitchen facilities.

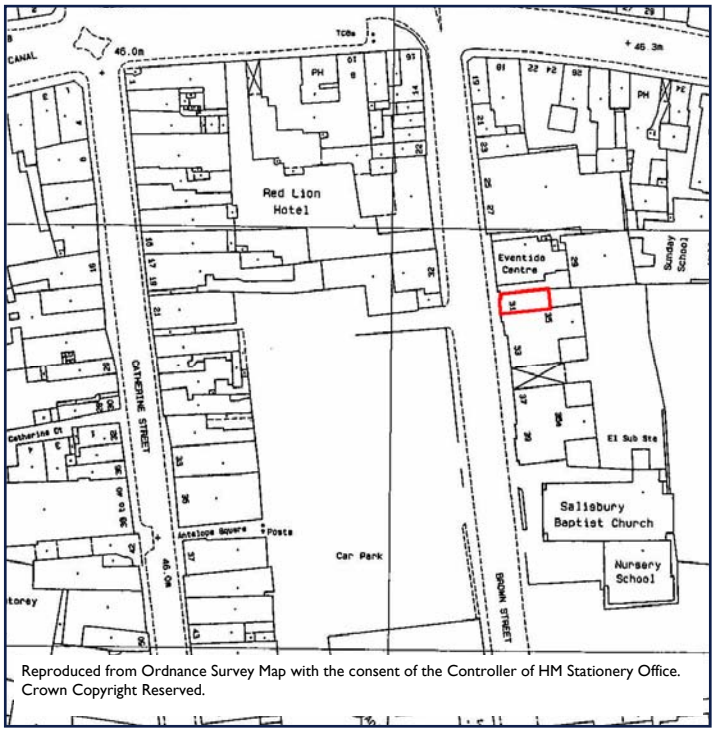
## Planning

Planning consent has been granted for B1 (office) and D1 (surgery/ medical uses) now falling within Class E of the Town & Country Planning (Use Classes) Order 1987. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

## Accommodation

| | | |
|---|---|---|
| Second Floor Office | **919 sq ft** | (85.37 sq m) |

*Two on site car parking spaces are available by separate negotiation*




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## Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There will be a service charge for the upkeep and maintenance of the common areas of the building.

## Rent

£11,500 per annum exclusive (excluding parking spaces).*

**On site parking available by separate negotiation.*

## VAT

Rent is subject to VAT.

## Business Rates

Rateable Value: £9,500.*

Rates payable for year ending 31/03/24: £4,740.50.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

## Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## Energy Performance

The property has an EPC rating of C56.

## Agents Note

Total Foot Health will remain as long term occupiers of the ground and first floors.

## Viewing

Strictly by appointment only.

Ref: DS/JW/10135-31

### Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

### Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

### Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.