



14 Minster Street
Salisbury, Wiltshire, SP1 1TP

TO LET

Prominent Class E Premises Ground Floor - 1,500 sq ft

Key Features:

- Salisbury is a busy and attractive Cathedral city
- First floor - 1,215 sq ft
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Rent £75,000 pax
- New EFRI lease
- Other occupiers trading close by include Hendersons Artisan Bakery/Café, La Piazza Italian Café, Coffee#1, Alum & Sidaway jewellers, Hays Travel, Cook and HSBC bank





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Location

Salisbury is a historic Cathedral City in Central Southern England. The property occupies a prominent central trading position fronting Oatmeal Row/Market Place, with an additional retail frontage and separate entrance from Minster Street. Other occupiers trading close by include Hendersons Artisan Bakery/Café, La Piazza Italian Café, Coffee#1, Alum & Sidaway jewellers, Hays Travel, Cook and HSBC bank.

Description

The accommodation is arranged over the ground and first floors, plus a basement. The ground floor provides mainly open plan floor space, whilst the first floor is currently a large open plan office area, with a staff room and WC's.

Accommodation

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,500	139.35
First Floor	1,215	112.87
Basement	1,905	176.97
Total	4,621	429.29

EPC

We understand the property has an EPC rating of C (69).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £75,000 per annum exclusive, subject to vacant possession.

Business Rates

Rateable Value (2023): £75,000

Following the Government's latest budget, it has been confirmed that Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business for applicable chargeable days from 1 April 2025 to 31 March 2026.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

4 April 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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07800 562509
www.flude.com



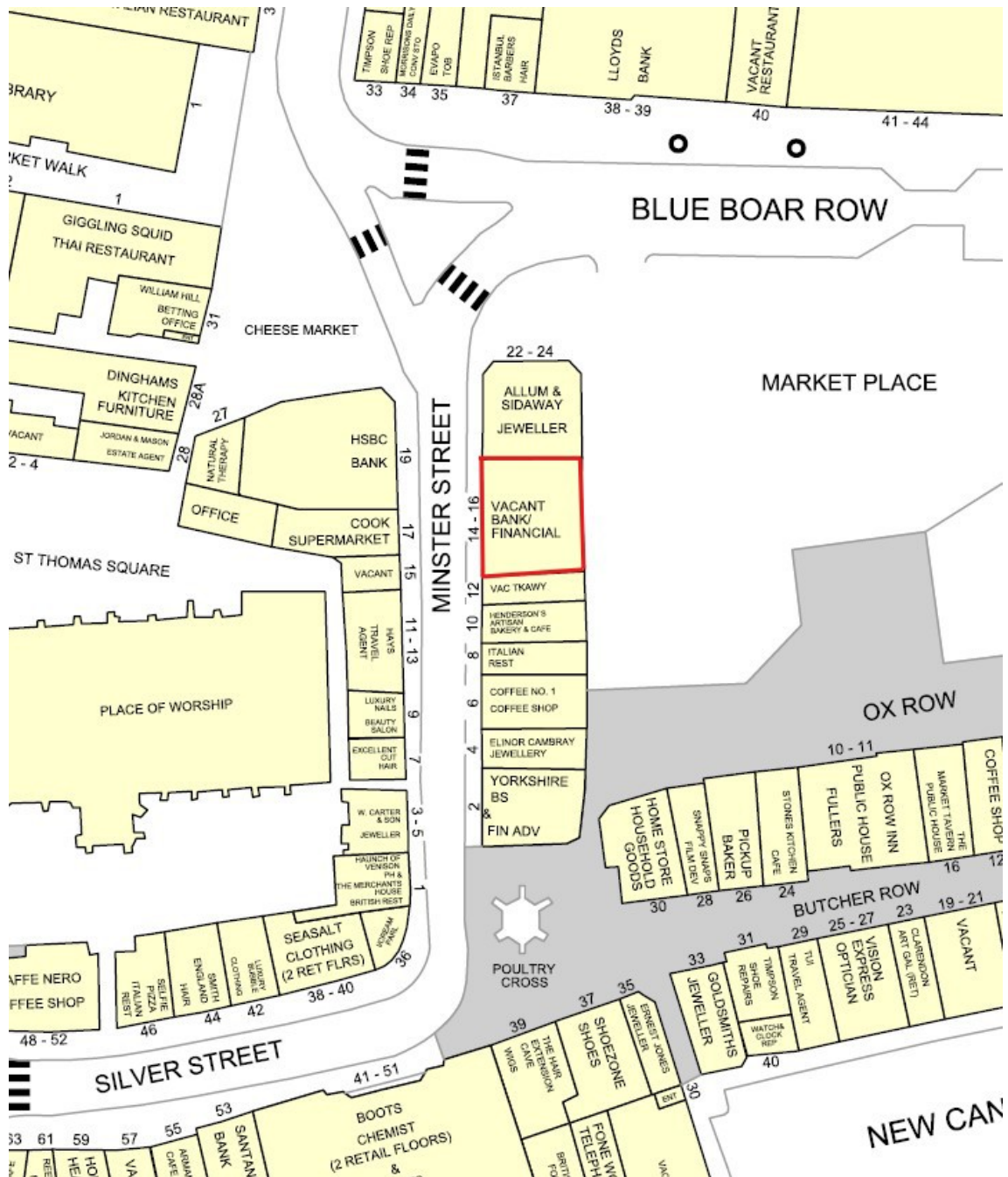
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GOAD Map

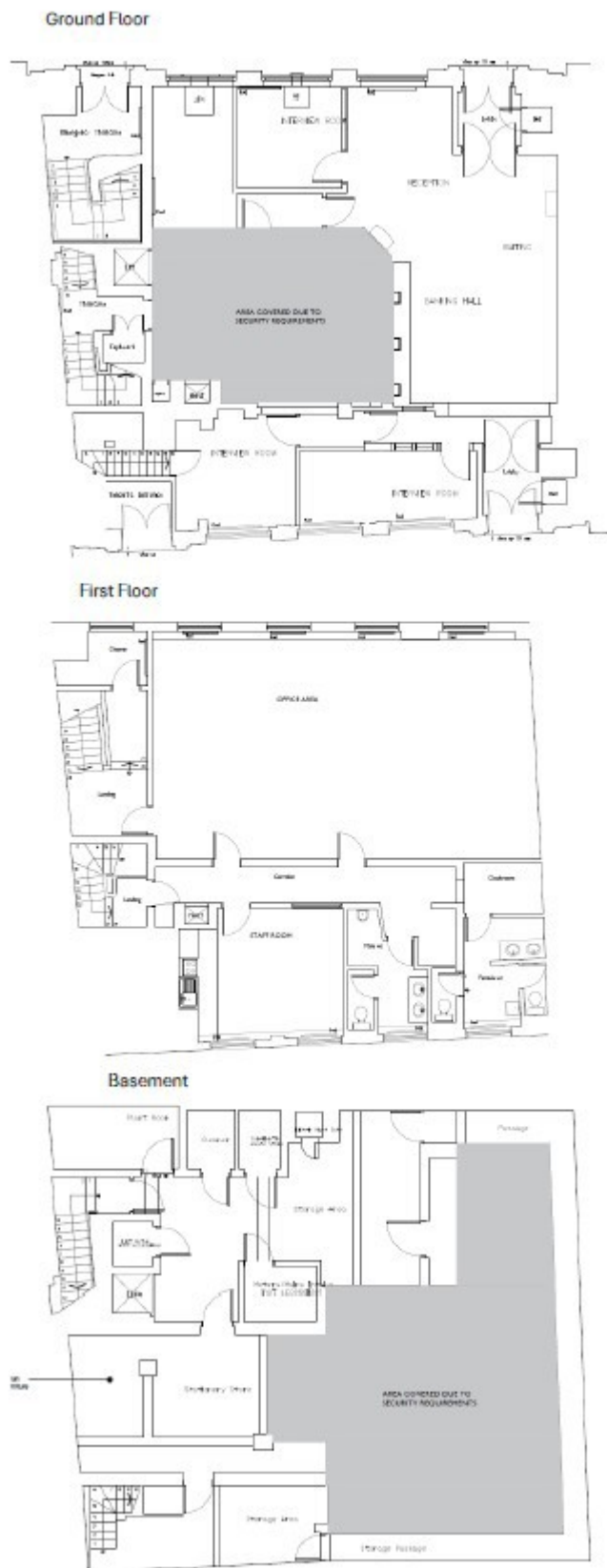


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Floor Plan



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