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**EXTENSIVE CHARACTER
RETAIL PREMISES
APPROX 6000 SQ FT
TO LET
SALISBURY CITY CENTRE
13 BROWN STREET,
SALISBURY SP1 1HE**

LOCATION & DESCRIPTION

These extensive premises are located in Brown Street in the centre of Salisbury, close to Cross Keys Shopping Centre and TK Maxx. Other nearby occupiers include McDonalds and A Plan Insurance. Brown Street is a major through route for traffic and there is a variety of public car parking very close by.

Temporarily occupied by a furniture retailer the premises comprise extensive showrooms on the ground floor with further display and storage on the first floor. They present a rare opportunity to acquire such large space in Salisbury, especially at this level of rent, and the landlord is prepared to consider varying degrees of refurbishment depending on the quality of tenant and length of term on offer.

Alternatively, for a 'blue chip' tenant, they might consider a demolition and rebuild to provide ground floor retail premises of 3 – 4000 sq ft with flats above, subject to planning.

The freehold is **not** available.



ACCOMMODATION

Ground floor showrooms and store – 4049 sq ft
First floor Showrooms and store - 2813 sq ft
All areas are approximate.

TERMS

Available to let on a new lease for a term to be agreed at a rent of £25000 pa exclusive of rates. Terms on application for a redeveloped unit.

LEGAL COSTS

Each party to pay their own.

RATES

RV £11250 (2010 listing)

VIEWING

By appointment with the joint agents –

Osmond Brookes – **023 8000 2020**

Contact – **Jeremy Braybrooke**

Email:

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or:

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