

# Myddelton&Major

TO LET

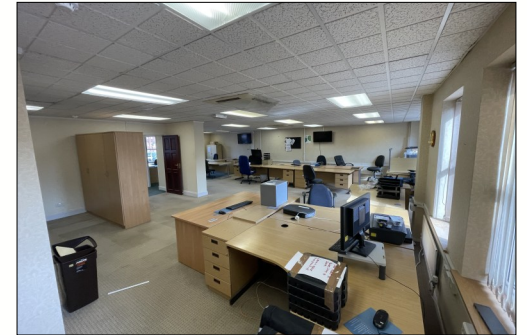


37 Brown Street, Salisbury, SP1 2AS

City Centre Office Suites

From 695 to 2171 sq ft  
(64.67 to 201.69 sq m)

City Centre Offices with  
Parking



## Location

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

37 Brown Street is situated within Salisbury's City Centre. The property is situated opposite Brown Street Car Park and near to the Culver Street Multi-Storey Car Park.

## Description

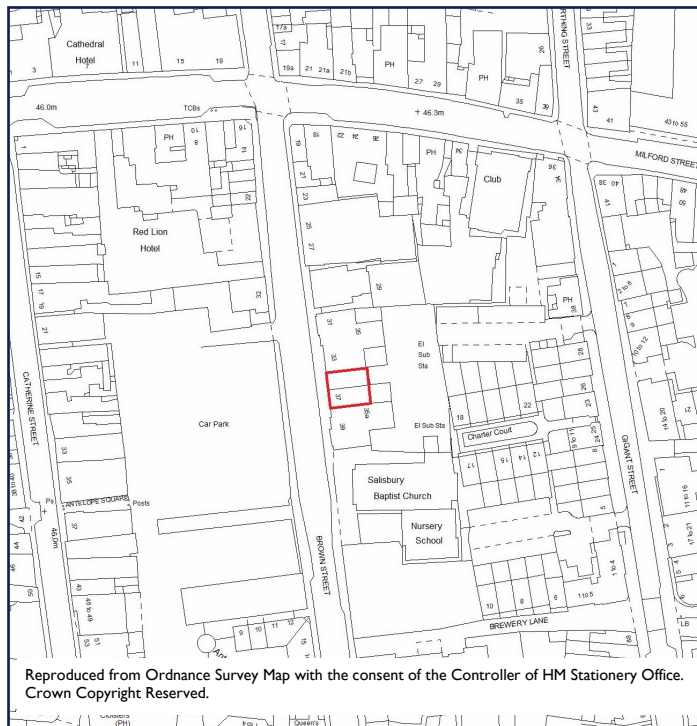
The premises comprise self contained ground and first floor office suites. The offices are carpeted and have air conditioning and Category II lighting. Each suite has a kitchenette and there are shared cloakroom facilities. Parking is available under a separate licence.

## Planning

Planning consent was granted for use as offices within Class E(g)(i). The premises would be suitable for other uses within Class E(g) including medical services and financial and professional services. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

## Accommodation

Ground Floor	<b>695 sq ft</b>	( 64.67 sq m)
First Floor	<b>1476 sq ft</b>	(137.12 sq m)
<b>Total</b>	<b>2171 sq ft</b>	<b>(201.69 sq m)</b>



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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 is a service charge payable towards the upkeep and maintenance of the common areas of the building.

## Rent

Ground Floor	-	£9,750 per annum exclusive.
First Floor	-	£18,750 per annum exclusive.
Parking	-	£1250 per annum per space.

## 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](http://www.rics.org).

## VAT

VAT is not payable on the rent.

## Business Rates

	Rateable Value:*	Rates payable for year ending 31/03/26:
Ground Floor	£8,900**	£4,441.10.
First Floor	£18,000	£8,982.

\*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 D87.

## Viewing

Strictly by appointment only.

Ref: DS/JW/10838-37

## 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.