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Sarum Point Old Sarum, Salisbury, SP4 6BW

TO LET

Various Sizes Available

- Planning for Class A1-A5 Use
- Planning for Class D1 use
- To be provided in shell specification
- Development will be completed July 2020
- Unit 1 under contract to McColls
- Day Nursery under contract to Happy Days
- Units 2 & 3 available as a single unit
- Available on 10 year FRI leases

LOCATION:

The development is located on the A345 with Salisbury 4 miles to the north and Amesbury 5 miles to the south. The London to West Country A303 trunk road is approximately 6 miles to the north.

The development occupies a prominent trading position being visible from the adjoining A345 with access via the new roundabout junction linking to the adjoining new 673 unit housing development, currently under construction.

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DESCRIPTION:

New Local Centre development of four retail units and a day nursery available to let from Spring 2020, subject to planning. The retail units will benefit from Class A1-A5 & D1 planning use and will be provided in developer's shell specifications with capped utility supplies and aluminium glazed shopfronts fitted.

The Local Centre will comprise a retail convenience store, pre-let to McColls, together with three separate retail units and an adjoining customer car parking area, providing approximately 36 spaces. The Local Centre will be complimented by an adjoining Children's Day Nursery, pre-let to Happy Days. The development is also immediately adjacent to a proposed new 66 bedroom care home building.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Retail Unit 2	1,000.00	92.90	£15,000
Retail Unit 3	1,000.00	92.90	£15,000
Retail Unit 4	1,000.00	92.90	£15,000

TENURE:

Units will be available on 10 year FRI leases on terms to be agreed

VAT: VAT will be charged at the prevailing rate unless otherwise stated

SERVICE CHARGE: To be confirmed

EPC: Available upon request.

RATEABLE VALUE: To be assessed

VIEWING: Strictly by appointment only

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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