

Unit 2, Stonehenge Walk, Amesbury, SP4 7DB

Town Centre Retail Premises

644 sq ft

(59.83 sq m)

To Let - Rent From £100 per month



LOCATION

Amesbury is a market town 9 miles North of Salisbury serving the day to day shopping needs of the resident population of 30,190 approximately (Source: 2001 Census) and the surrounding villages including the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

SITUATION

Stonehenge Walk is situated in a prominent location on the junction of the High Street, The Centre and London Road in Amesbury Town Centre.

The High Street forms part of the town's prime shopping area and occupiers include Barclays, HSBC, Johnson Cleaners and William Hill.

Other occupiers in the development include Lloyds Chemists, Haine Smith Opticians, The Amesbury Baby Centre.

DESCRIPTION

The development comprises 8 shop units with 20 flats above. The building is designed to reflect the character of the adjoining properties and forms part of an important frontage on the approaches to the town. The property comprises a lock-up retail shop unit, which has rear loading and delivery access.

There is a free public car park within a short walk, just south of the development, accessed off The Centre.

ACCOMMODATION

A summary of floor areas is set out below:-

Unit 2: Sales Area **644 sq ft** (59.83 sq m)

LEASE TERMS

Flexible leases from 12 months available, further details on request.

RENT

Initial rent of £100 per calendar month.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

	Rateable Value	Rates payable to year end 31/03/12
Unit 2	£8,200	£3,493.20

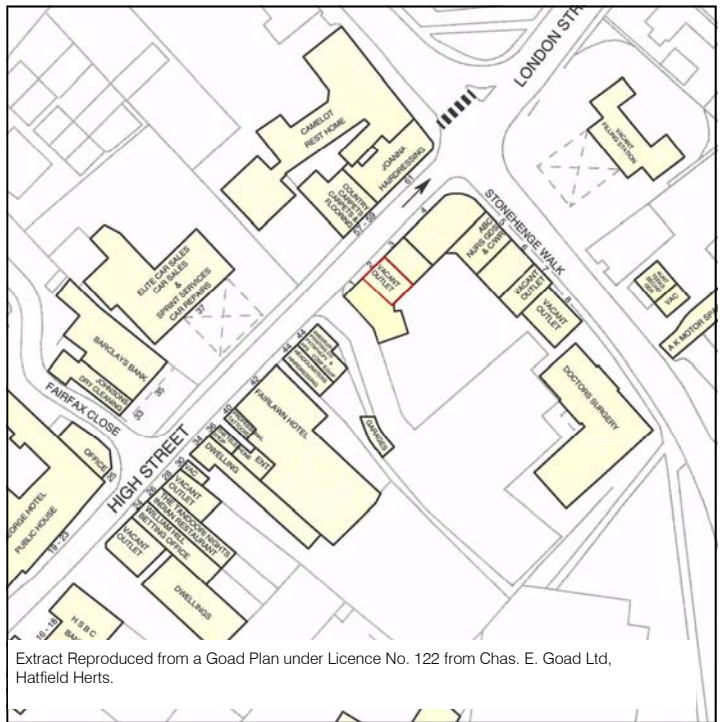
SERVICES

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.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, 27-29 Milford Street, Salisbury, SP1 2AP. Tel: 01722 434327.



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VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/17042

ENERGY PERFORMANCE

UNIT 2



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

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