

PRIME UNIT TO LET



SALISBURY

55-57 NEW CANAL

DESCRIPTION & LOCATION

The unit sits on New Canal, close to the High Street and bus stops and adjacent to Waterstones forming part of Old George Mall shopping centre.

This open air, single level scheme is in the heart of historic Salisbury city centre and comprises circa 40 units, totalling over 200,000 sq ft with anchors including **M&S, H&M**, and the newly opened 45,000 sq ft Primark. Other occupiers in the scheme include **Pret, Fat Face, Lakeland, Deichmann, Greggs, Smiggle, WHSmith, Superdrug** and **Costa Coffee**.

ACCOMMODATION

Fitted former restaurant arranged over Ground and First floors comprising the following approximate floor areas:-

Internal Width	34.77 ft	10.6 m
Ground Floor Sales	2,150 sq ft	199.74 sq m
First Floor	680 sq ft	63.17 sq m

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

RENTAL

£75,000 pax.

SERVICE CHARGE

The service charge for the current budget year is approximately £20,000.

BUSINESS RATES

Rateable Value from April 2026	£65,500
Rates Payable 2026/2027	£28,165

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this unit is D-82.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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