



13 New Canal
Salisbury, Wiltshire, SP1 2AA

TO LET

Prominent Class E Premises Sales Area - 1,609 sq ft

Key Features:

- Salisbury is a busy and attractive Cathedral city
- Total size - 2,091 sq ft
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Open plan retail space
- Ready for tenants fit out
- New EFRI lease
- Initial rent £30,000 pax
- Nearby occupiers Mountain Warehouse, Biggie Best, Crew Clothing, Marks & Spencer, Boots, Nando's, Waterstones and Pret a Manger





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Location

Salisbury is a historic Cathedral City in Central Southern England. The property occupies a prominent central trading position fronting New Canal Street.

Nearby occupiers include Mountain Warehouse, Biggie Best, Crew Clothing, Marks & Spencer, Boots, Nando's, Waterstones and Pret a Manger.

Description

The accommodation comprises a self-contained ground floor retail unit arranged predominantly in open plan format, with ancillary WC facilities located to the rear.

Accommodation

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	1,609	149.48
Ancillary	483	44.87
Total	2,091	194.25

EPC

We understand the property has an EPC rating of C - 53 (expiry date - 23/03/2028).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. A stepped rent is offered, with the rent commencing at £30,000 per annum exclusive for the first two years of the term, rising to £40,000 per annum exclusive thereafter.

Business Rates

Rateable Value (2026): £56,500

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

6 August 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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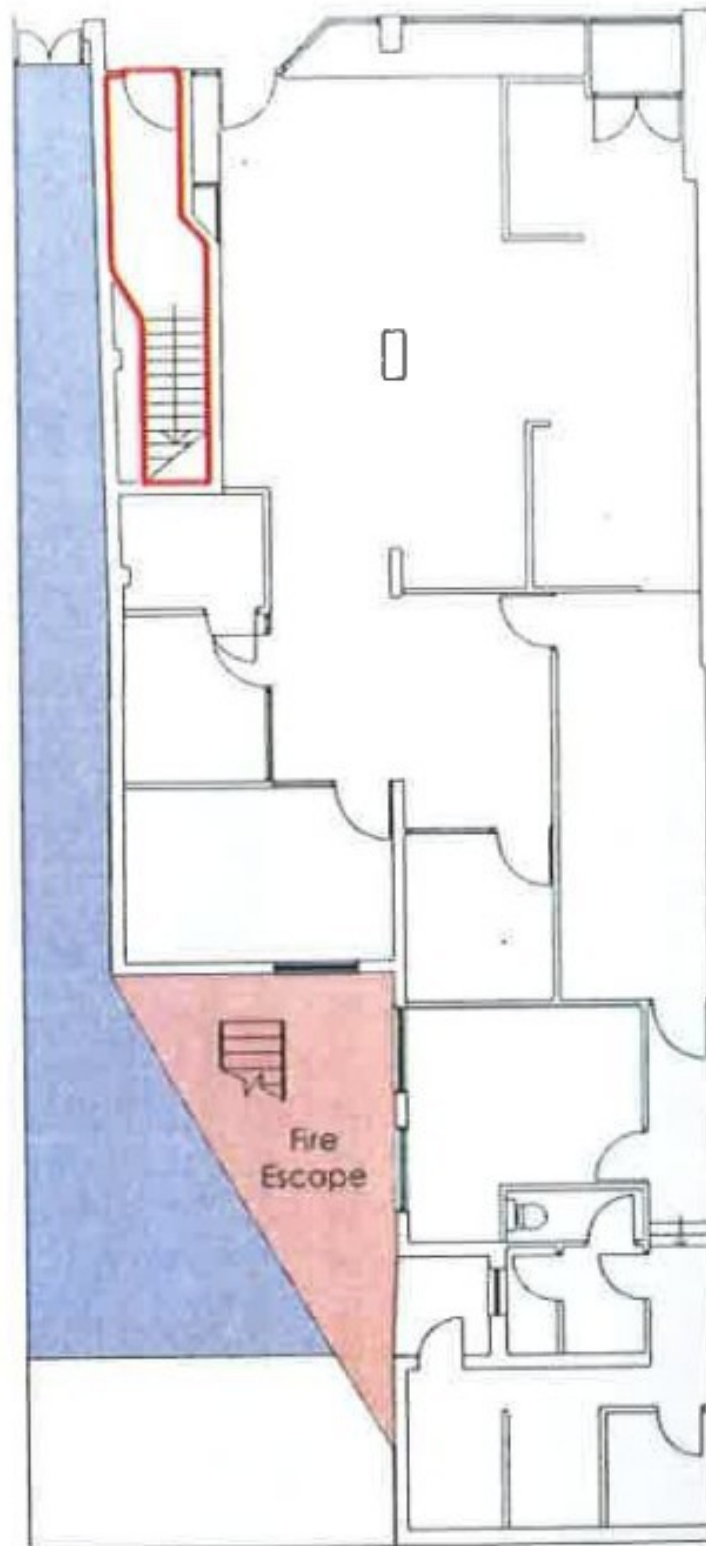
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Floor Plan

Ground Floor



For identification purposes only.