

# Myddelton&Major

FOR SALE

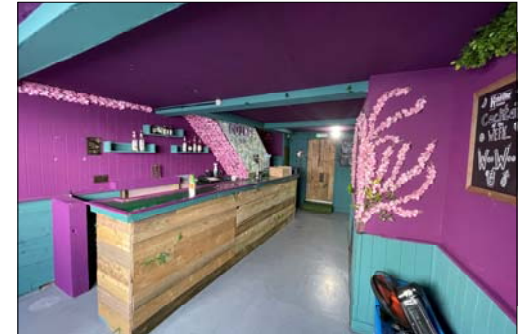


30 Milford Street, Salisbury, SP1 2AP

City Centre Bar/Retail Unit

Net Sales Area  
353 sq ft (32.79 sq m)

Bar in Prominent  
Nightlife Location



## 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.

The premises are situated in Milford Street, close to the junction with Brown Street. This part of Milford Street is Salisbury's main night time destination where occupiers including The Chapel Nightclub, Botanic Gin Bar, Kludo, as well as takeaway outlets, a hotel and retailers.

## Description

The property comprises a two storey building of brick elevations with a pitched slate roof. It is currently arranged as a bar over ground and first floors.

## Planning

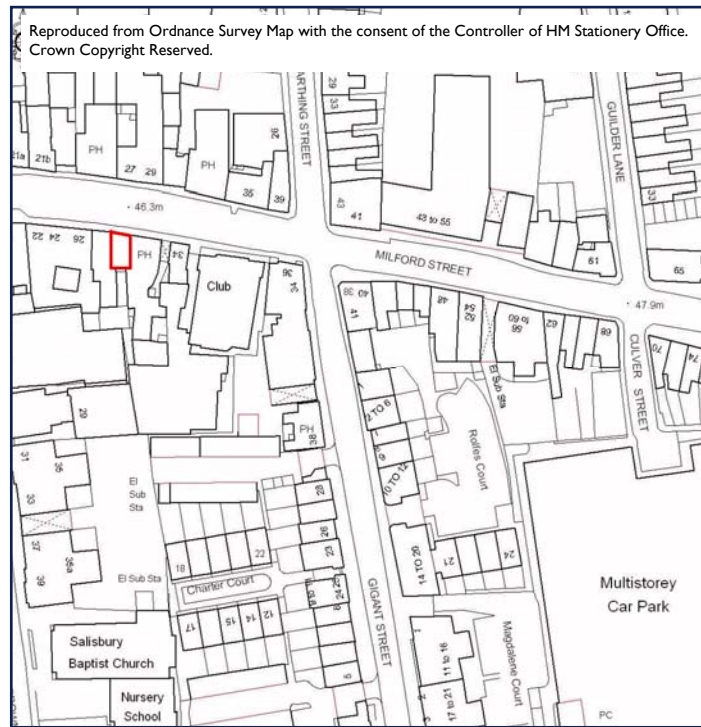
The premises have planning consent for use as a bar, with trade between 10.00 am and 3.00 am 7 days per week (Application Ref: S/19/01500/VAR). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

## Accommodation

Ground Floor	<b>353 sq ft</b>	(32.79 sq m)
First Floor	<b>266 sq ft</b>	(24.71 sq m)
WC		

## Tenure

Freehold.



## Price

£90,000.

## VAT

Price exclusive of VAT (if applied).

## 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).

## Business Rates

Rateable Value: £8,800.\*

Rates payable for year ending 31/03/24: £4,391.20.\*\*

\*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 B47.

## Viewing

Strictly by appointment only.

Ref: DAS/JW/14582

## 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.