



FOR SALE OR TO LET

City Centre Hot Food Takeaway Premises

Total Net Floor Area

1449 sq ft (134.61 sq m)

- Busy Trading Position
- Close to Market Place
- Previously Fitted Takeaway
- Full Vacant Possession
- Suit Owner Occupier or Investor
- Potential for First Floor Residential Conversion, subject to planning
- Rare Freehold Opportunity
- Price not Subject to VAT

Endless Street, Salisbury

4 Endless Street, Salisbury, SP1 1DL



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 occupy a central trading position fronting Endless Street, close to its junction with Blue Boar Row, Winchester Street and Queen Street, being diagonally opposite the Market Place, with other occupiers close by including Howden Insurance, Charlie's Kitchen Mediterranean Restaurant, CEX Entertainment, Pizza Express, Castle Cameras and Everyman Cinema.

DESCRIPTION

The premises comprise a ground floor former hot food takeaway, benefiting from an open plan sales area with fitted sales counter and cold storage unit, together with separate WC and first floor ancillary storage space.

The premises have vinyl floor covering, tiled internal walls, suspended ceiling with LED lighting panels, gas supply and 3 phase electricity, together with an extractor hood canopy unit and fitted stainless steel commercial sink unit.

PLANNING

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.

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.

ACCOMMODATION

| | | |
|------------------|-----------|--------------|
| Gross Frontage | 19' 2" | (5.84 m) |
| Net Frontage | 9' 10" | (3.00 m) |
| Internal Width | 16' 11" | (5.16 m) |
| Narrowing to | 7' 2" | (2.18 m) |
| Shop Depth (max) | 58' 4" | (17.78 m) |
| Net Sales Area | 778 sq ft | (72.28 sq m) |
| Separate WC | | |
| First Floor | | |
| Ancillary | 671 sq ft | (68.33 sq m) |
| Shower room/WC | | |

TENURE

Freehold with full vacant possession.

PRICE

£260,000.

VAT

VAT is not payable upon the sale price.

AGENTS NOTE

The premises can be offered on new lease terms to be negotiated. Details on application.

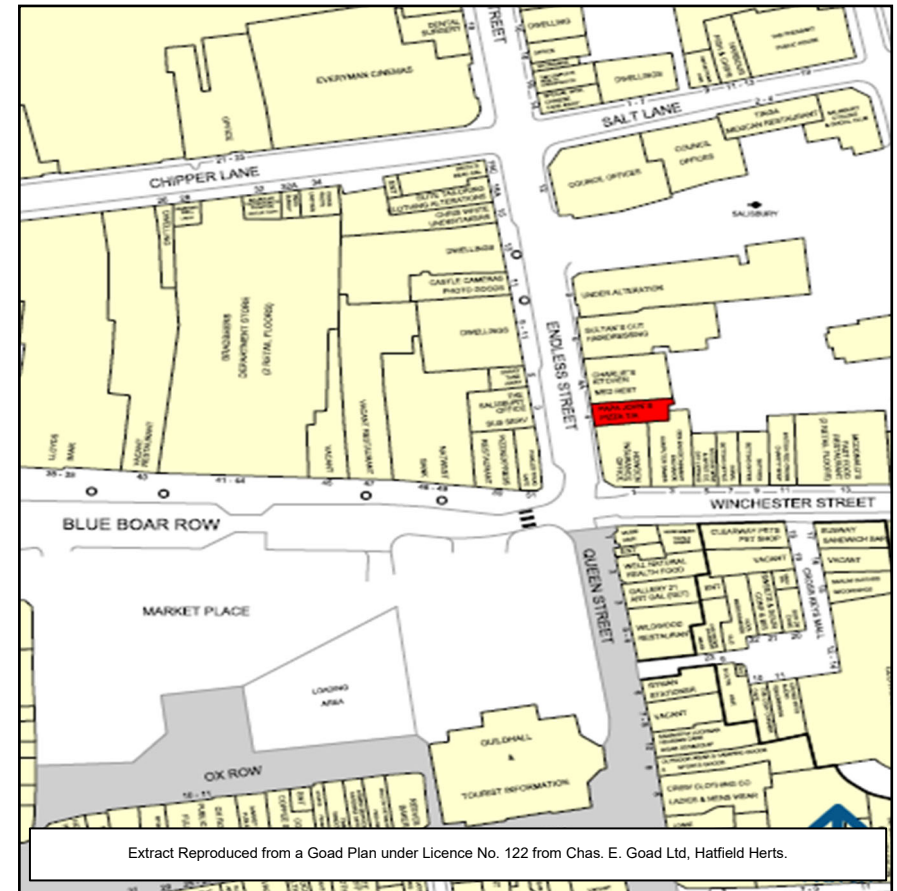
BUSINESS RATES

Rateable Value: £24,500.*

Rates payable for year ending 31/03/26:
£12,225.50.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Code for Leasing Business Premises As a 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.



SERVICES

Mains electricity (3 phase), gas, 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 C66.

VIEWING

Strictly by appointment only.

Ref: SL/JW/16791

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