FOR SALE

Industrial/Warehouse Investment
1283 sq ft (119.19 sq m)

- Modern Industrial/Warehouse Investment
- Let Until February 2030
- Producing £12,500 per annum

Norton Enterprise Park, Salisbury

Unit 17/18, Norton Enterprise Park, Whittle Road, Churchfields Industrial Estate, Salisbury, SP2 7YS

Myddelton & Major™

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.

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Screwfix, Toolstation, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse unit of steel frame construction with profile steel cladding to walls and roof and part brick and blockwork elevations. The unit is fitted with a first floor office. The workshop/warehouse is serviced by and up and over shutter door. There are kitchen and cloakroom facilities. There are 4 allocated parking spaces.

PLANNING

The original development of the site was granted planning consent for Class B2 (general industrial), B8 (storage and distribution) and Class B1 (now Class E by Permitted Development). 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	**1017 sq ft**	(94.48 sq m)
First Floor	**266 sq ft**	(24.71 sq m)
Total	**1283 sq ft**	(119.19 sq m)

TENURE

Freehold, subject to the existing lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

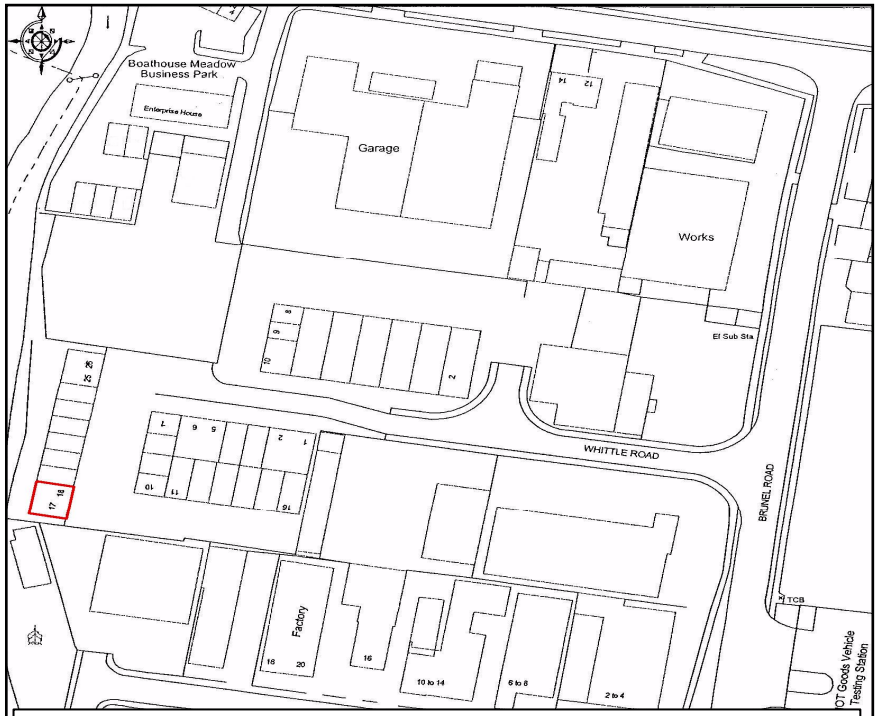
£210,000 representing a net initial yield of 5.82% after purchaser's costs of 2.32%.

TENANCY

The property is let to Bluepools Ltd under a lease for a term of 12 years with effect from 15 February 2022, subject to a rent review in 2028. The lease is on full repairing and insuring terms.

VAT

VAT is not payable on the sale price.



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BUSINESS RATES

Rateable Value: £9,900.*

Rates payable for year ending 31/03/27: £4,276.80.**

*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 C70.

VIEWING

Strictly by appointment only. Ref: DS/JW/14896-17/18N

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.

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