



## FOR SALE

Freehold Retail Property  
1875 sq ft (174.19 sq m)

- Prime High Street Position
- Recently Refurbished
- Full Vacant Possession
- Potential for Letting
- Suit Owner Occupier or Investor
- Rare Freehold Opportunity
- Price not Subject to VAT

# High Street, Salisbury

25 High Street, Salisbury, SP1 2NJ

## 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 property occupies a prime trading position fronting the pedestrian section of High Street, close to the entrance of The Old George Mall Shopping Centre, with other nearby occupiers including Card Collection, Halifax Bank, Tinga Mexican Restaurant, Fig & Fox Gifts/Café bar, Poundland, Cornish Bakery, Hotter Shoes, New Look, Boston Tea Party and Waterstones.

## DESCRIPTION

The premises comprise a ground floor retail unit with an attractive glazed display folding window frontage and open plan sales area, incorporated at the rear of which is a disabled WC facility. The first floor comprises a front sales/seating area, with feature bay window, overlooking the High Street, together with a separate kitchen/preparation area and additional WC facility. The second floor comprises an open plan office/storage area.

**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.

## PLANNING

The premises have been used for Class E (economic business and services) use. 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

Gross Frontage	<b>18' 9"</b>	( 5.72 m)
Net Frontage	<b>15' 1"</b>	( 4.60 m)
Internal Width (max)	<b>16' 5"</b>	( 5.00 m)
Shop Depth (max)	<b>57' 0"</b>	(15.37 m)
Net Sales Area	<b>815 sq ft</b>	( 75.71 sq m)
First Floor		
Sales/Seating	<b>384 sq ft</b>	( 35.67 sq m)
First Floor		
Kitchen/Preparation	<b>120 sq ft</b>	( 11.15 sq m)
First Floor		
Hall/Landing	<b>147 sq ft</b>	( 13.66 sq m)
Second Floor		
Office/Storage	<b>409 sq ft</b>	( 38.00 sq m)
<b>Total Net Area</b>	<b>1875 sq ft</b>	<b>(174.19 sq m)</b>

## TENURE

Freehold with full vacant possession.

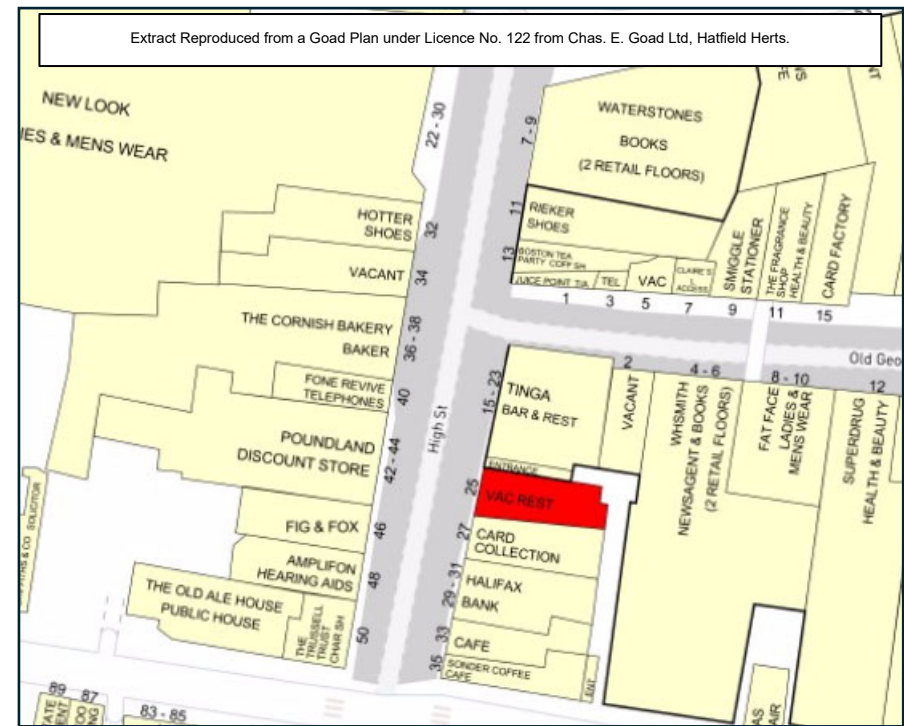
## PRICE

£595,000

## VAT

VAT is not payable on the sale price.

**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: £23,750.\*

Rates payable for year ending 31/03/26: £11,851.25.

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

## 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 D88.

## VIEWING

Strictly by appointment only.

Ref: SL/JW/6888

**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.