



FOR SALE

Industrial Investment
6336 sq ft (588.16 sq m)

- Modern Industrial/Warehouse Investment
- Let Until July 2039
- Producing £40,000 per annum

Castlegate Business Park, Old Sarum, Salisbury

Gigant House, 8 Castlegate Business Park, Old Sarum, Salisbury, SP4 6QX



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.

Castlegate Business Park is situated alongside the Old Sarum Airfield, approximately 1.5 miles north of Salisbury City Centre. Access is via The Portway, which links directly to the A345 Salisbury to Amesbury Road. The unit is positioned on the southern edge of the Business Park, overlooking the Airfield.

DESCRIPTION

The property comprises a modern industrial/warehouse unit of steel portal frame construction with profile steel cladding to walls and roof and part brickwork elevations. The interior of the unit has been fitted out by the unit on ground floor and first floor to provide kitchen, bathroom and bedroom furniture showroom, together with ancillary offices.

The warehouse area has a minimum eaves height of 18 ft 4" and is serviced by an up and over shutter door.

There is a large forecourt providing excellent parking and loading facilities, including 15 car parking spaces.

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

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	4099 sq ft	(380.80 sq m)
First Floor Office	599 sq ft	(55.65 sq m)
Mezzanine	1638 sq ft	(152.17 sq m)

Total **6336 sq ft** **(588.61 sq m)**

TENURE

Freehold, subject to the existing lease.

PRICE

£565,000 representing a net initial yield of 6.75% after purchaser's costs at 4.89%.

THE TENANCY

The property is let to Jones & Company Ltd, Company No: 12841644 on a full repairing and insuring lease for a term of 20 years with effect from 2 July 2019, subject to 5 yearly upward only rent reviews. There is a tenant break on 1 July 2029. The current passing rent is £40,000 per annum exclusive.

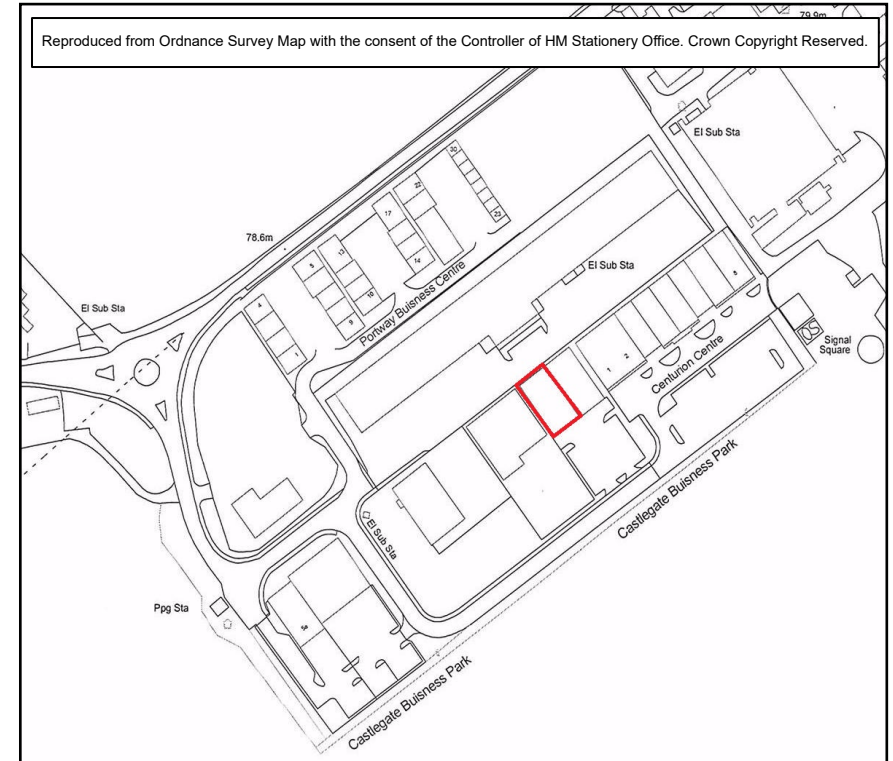
THE TENANT

Jones & Company has a long established history in Salisbury as a retailer and installer of high quality kitchens and bathrooms, going back to 1965.

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.



BUSINESS RATES

Rateable Value: £26,750.*

Rates payable for year ending 31/03/26: £13,348.25.

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

SERVICES

Mains electricity, 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 D77.

VIEWING

Strictly by appointment only.

Ref: DS/JW/13302-8

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.