

**Arches Bridge 233,
Car Park Approach,
Salisbury, SP2 7AX**

Railway Arch & Storage Compound

1673 sq ft (155.42 sq m)

Plus Yard

To Let



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

The Archway is situated on the northern edge of the City Centre, close to the A36 Churchill Way Ring Road. There is access onto the Ring Road in both directions opposite the Waitrose Supermarket.

DESCRIPTION

The property comprises a Railway Arch, with two fenced storage compounds. The Arch is open ended and has a loose stone surface. The storage compounds are secured by palisade fencing with access gates and have stone and tarmac surfacing.

ACCOMMODATION

Arch	1673 sq ft	(155.42 sq m)
Storage Compounds	2379 sq ft	(221.01 sq m)

LEASE TERMS

The Arch is available to be let on a term to be agreed, subject to periodic upward only rent reviews.

RENT

£7,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed.*

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

SERVICES

There are no service connections to the property.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

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: 01722 434327.

ENERGY PERFORMANCE

As the property is to be used for open storage an EPC is not required.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19081

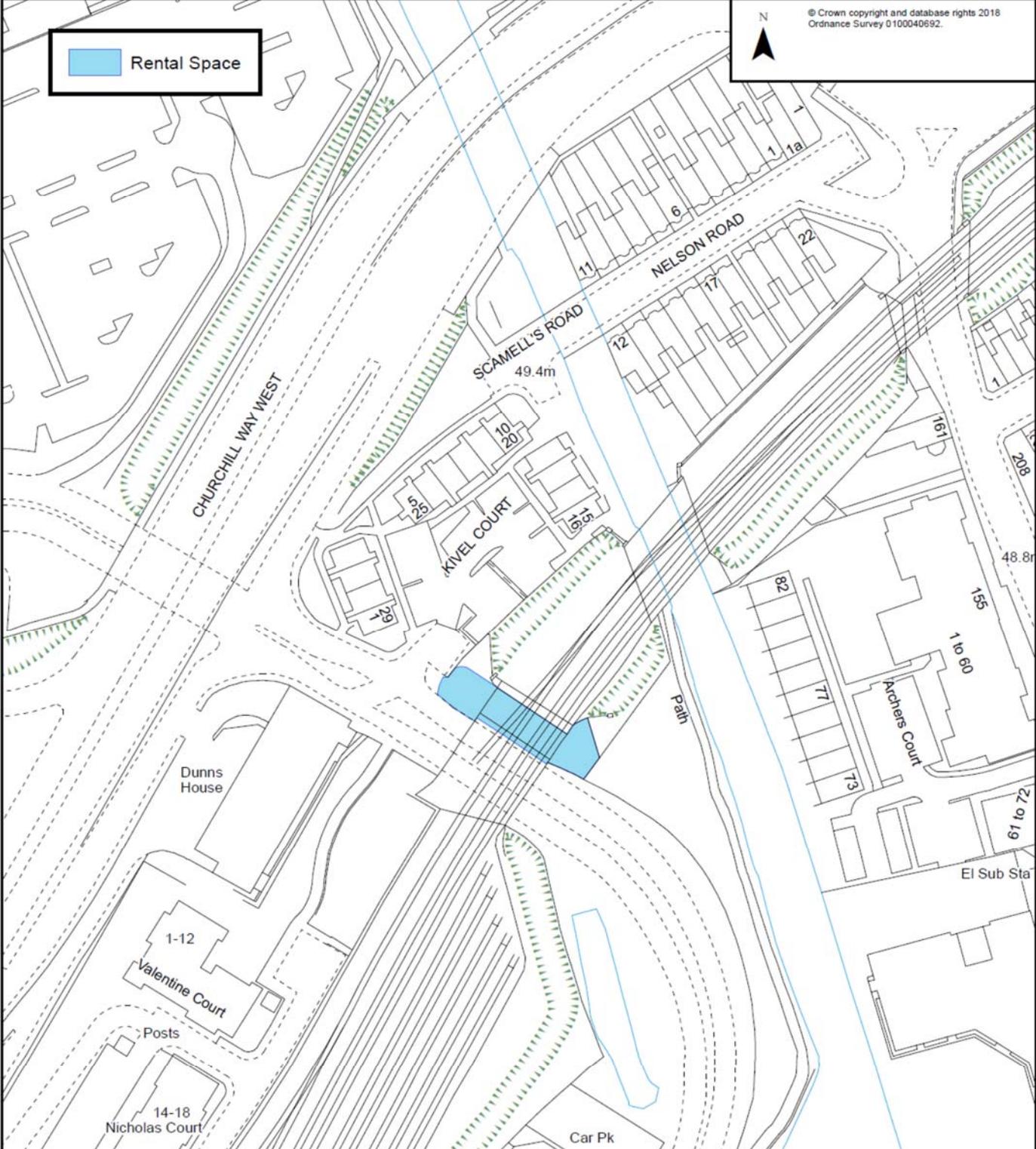
CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

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.

Rental Space



Approved by Condor



Landinformation 

CONDOR RENTAL SPACE PLAN

SAL08401

Coordinates = 414,209E 130,582N		
Date:	Drawn By:	
25 May 2018	Land Information	
Drawing No:	Rev:	Scale:
00000000		1:1250 @ A4