



## FOR SALE

Office Investment  
798 sq ft (74.14 sq m)

- Edge of City Centre
- Open Plan Office
- WC & Kitchenette
- Parking
- Producing an Income of £9,500 pa

# Barnack Business Centre, Salisbury

Unit 26, Barnack Business Centre, Blakey Road, Salisbury, SP1 2LP



## 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.

Barnack Business Centre is situated on the south western edge of the City Centre, with easy access to the A36 Southampton Road. It is close to Wiltshire College and other commercial users on the adjoining Milford Trading Estate.

## DESCRIPTION

The property comprises a first floor office unit, providing open plan offices fitted to a good standard, with recessed LED lighting, air conditioning and fitted carpets. There are WC facilities. The premises are allocated 3 parking spaces.

## PLANNING

The premises have consent for use as offices within Class E(g), subject to hours of use 7.00 am to 7.00 pm Mondays to Fridays, 7.00 am to 5.00 pm on Sundays. 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

Offices **798 sq ft** (74.14 sq m)

## TENURE

Long Leasehold of 125 years from 1988 at a peppercorn ground rent.

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

## TENANCY

The property is let to D S Electrical Services (DSES) Ltd for a term of 6 years with effect from 16 June 2022. The lease was subject to an upward only rent review and tenant's break at the end of the 3<sup>rd</sup> year of the term and is contracted out of the Landlord & Tenant Act 1954 Part II. The current passing rent is £9,500 per annum exclusive.

## PRICE

£110,000, representing a net initial yield of 8.49% after purchaser's costs of 1.75%.

## VAT

VAT is payable on the sale price (TOGC rules may apply).

## BUSINESS RATES

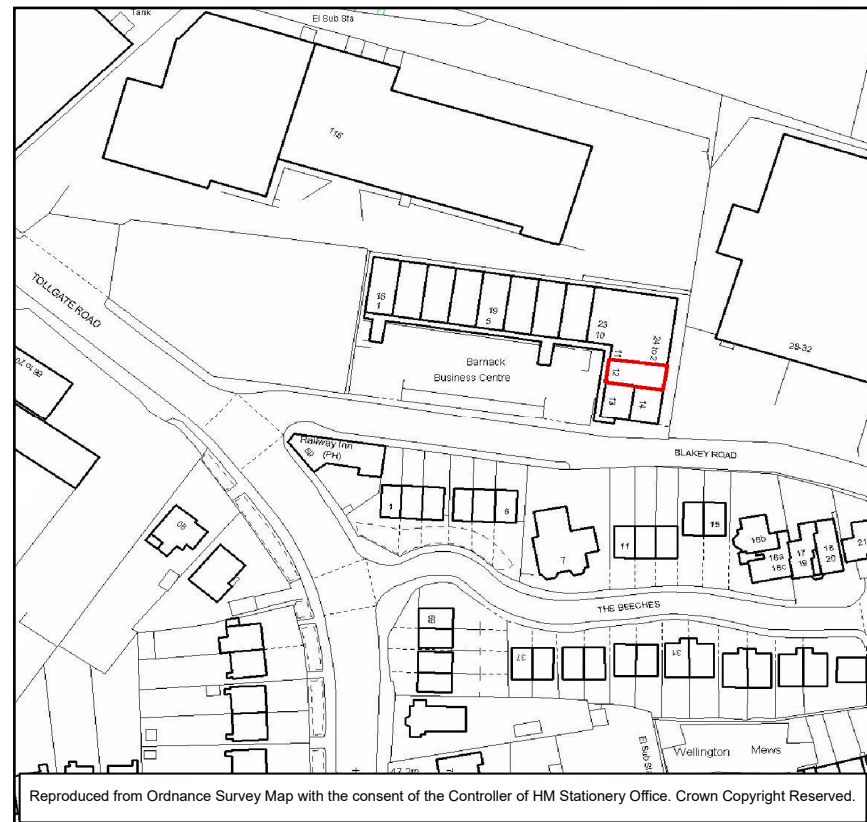
Rateable Value: £7,800.\*

Rates payable for year ending 31/03/27:  
£3,369.60.\*\*

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

\*\*This property may qualify for Small Business Rates Relief.

**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).



## 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 C59.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/13477-26

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