



FOR SALE

Retail & Residential Investment
1170 sq ft (108.69 sq m)

- Prominent City Centre Location
- Comprising Two Shops, One Bed Flat & Three Bed House
- Fully Let Investment
- Total Income £27,456 pa
- Residential Housing Act Tenancy
- Potential for Future Conversion
- No VAT on Sale Price

Fisherton Street, Salisbury

30, 40 & 40C, Fisherton Street, Salisbury, SP2 7RB

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 prominent City Centre position, fronting Fisherton Street at the junction with Malthouse Lane, close to The Maltings Shopping Centre and Sainsburys Supermarket, together with the large adjoining Public Central Car Park.

Fisherton Street forms one of the City's core shopping areas, linking to the main Railway Station, with other trading occupiers close by including Ladbrokes, Domino's Pizza, Sue Ryder Charity and Sainsburys.

DESCRIPTION

The property comprises a Grade II Listed Building arranged as two ground floor retail units fronting Fisherton Street, No. 38 benefiting from a corner frontage to Malthouse Lane and No. 40 benefiting from a separate first floor flat extending over both shops.

No. 40c comprises an adjoining 3 bedroomed residential house with separate access from Malthouse Lane.

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 ground floor shops are currently being used for retail/office use within Class E (commercial 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

See accommodation and tenancy schedule overleaf.

TENURE

Freehold, subject to the existing tenancies (refer to tenancy schedule overleaf).

PRICE

£475,000.

VAT

VAT is not payable on the rent.

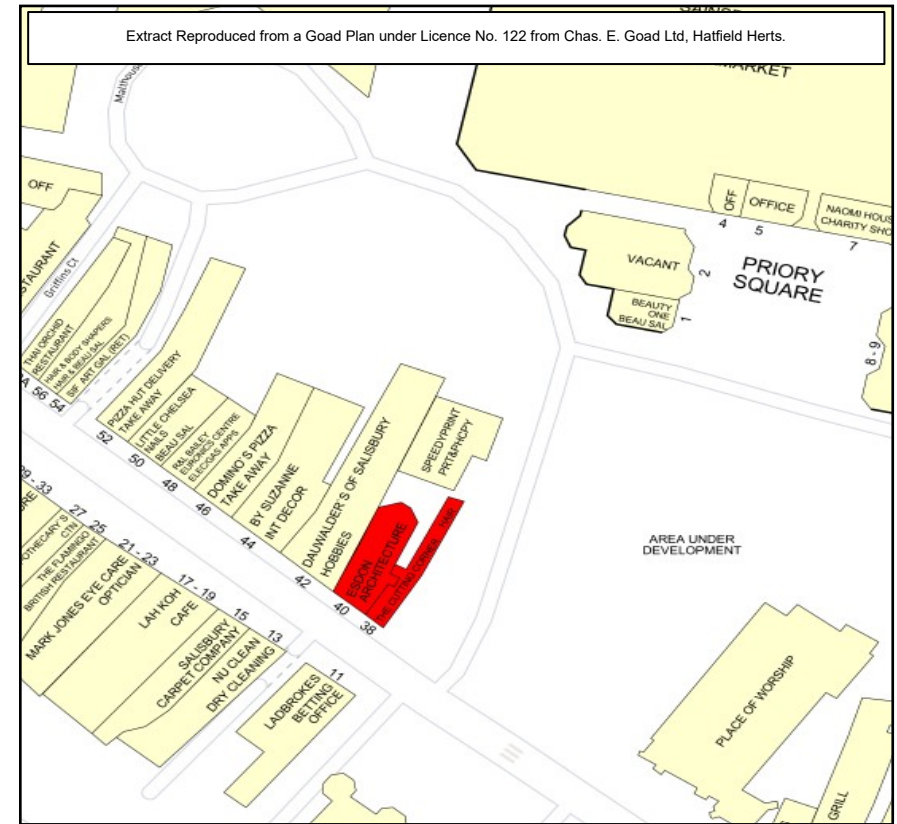
BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/26*
Shop No. 38	£5,100	£2,544.90
Shop No. 40	£6,000	£2,994
Flat No. 40b	Council Tax Band A	
Flat No. 40c	Council Tax Band C	

*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.



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 EPC ratings of:-

No. 38	-	B38
No. 40	-	C56
No. 40b	-	D76
No. 40c	-	E49

VIEWING

Strictly by appointment only.

Ref: SL/JW/5952-INV

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.

Tenancy Schedule

38, 40 & 40c Fisherton Street, Salisbury, SP2 7RB

Property Address	Accommodation	Tenant	Lease Terms	Rent (£/pa)
38 Fisherton Street (Shop)	Net Sales Area 165 sq ft (15.33 sq m) Ancillary 205 sq ft (19.04 sq m) Separate WC Total 370 sq ft (34.37 sq m)	Ms L J C & Ms V M M	A term of 5 years from 13 May 2024 on an effective full repairing and insuring basis via service charge contribution.	£7,250
40 Fisherton Street (Shop & Flat 40b)	Net Sales Area 344 sq ft (31.96 sq m) Kitchenette 23 sq ft (2.14 sq m) Separate WC Total 367 sq ft (34.09 sq m) First Floor Flat Living Room, Bedroom, Kitchen, Bathroom Total 433 sq ft (40.23 sq m)	Esdon Architecture Ltd	A term of 10 years from 21 June 2019, on an effective full repairing and insuring basis via service charge contribution, with tenant break and rent review at 21 June 2024, not effected.	£10,950
40c Fisherton Street (House and garden)	Ground Floor Living Room, Dining Room, Kitchen, Covered Yard. First Floor 3 Bedrooms, Bathroom/WC, Outside: Walled Yard	Mr & Mrs C M	Protected tenancy under the Housing Act 1980 from 4 September 1969 with tenant repairing interior and landlord repairing exterior.	£9,256
Total Annual Income				£27,456