



FOR SALE

City Centre Office Building
3533 sq ft (328.23 sq m)

- Of Interest to Owner Occupiers or Investors
- Part Income Producing
- On Site Parking
- Air Conditioning

Brown Street, Salisbury

37 Brown Street, Salisbury, SP1 2AS



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.

37 Brown Street is situated within Salisbury's City Centre. The property is situated opposite Brown Street Car Park and near to the Culver Street Multi-Storey Car Park.

DESCRIPTION

The property comprises a modern purpose built office building of brick elevations under a slate roof. The building is arranged as ground, first and second floor office suites. The offices are carpeted and have air conditioning and Category II lighting. There are kitchen and cloakroom facilities. The building has 5 on site parking spaces.

PLANNING

Planning consent was granted for use as offices within Class E(g)(i). The premises would be suitable for other uses within Class E(g) including medical services and financial and professional services. 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

Ground Floor	695 sq ft	(64.67 sq m)
First Floor	1476 sq ft	(137.12 sq m)
Second Floor	1362 sq ft	(126.53 sq m)
Total	3533 sq ft	(328.23 sq m)

TENURE

Freehold (part vacant, part let).

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

PRICE

£525,000.

TENANCY

The second floor is let to Sorvio Insurance Brokers Ltd for a term of 10 years with effect from 29 September 2016, with a 5th year rent review and 5th year tenant's break at a passing rent of £20,000 per annum exclusive.

VAT

VAT is not payable on the sale price.

BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/27**
Ground Floor	£13,250	£5,724.00
First Floor	£21,250	£9,180.00
Second Floor	£16,500	£7,128.00

*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.

Cauton: 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 D87.

VIEWING

Strictly by appointment only.

Ref: DS/JW/10838-37

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