

**141 Castle Street,
Salisbury, SP1 3TB**

Major City Centre Redevelopment Opportunity

41,489 sq ft

(3,854.33 sq m)

For Sale



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).

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just over 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008).

SITUATION

The property is situated on the northern side of Salisbury City centre, within walking distance of the Market Square, but close to the Ring Road and mainline railway station. The property adjoins the River Avon, providing it with a riverside setting to the offices and its landscaped grounds.

DESCRIPTION

The property currently comprises a modern four storey purpose built office headquarters building. It is situated on a site of 1.15 acres adjoining the River Avon. The existing building has Permitted Development prior approval for conversion to create 51 flats with on site car parking.

A recent pre-application submission to Wiltshire Council has indicated that a wholesale redevelopment of the site to provide a new residential scheme, potential comprising 85 to 100 units could be considered favourably on the submission of planning application.

ACCOMMODATION

Ground Floor	16,820 sq ft	(1562.63 sq m)
First Floor	10,655 sq ft	(989.88 sq m)
Second Floor	10,889 sq ft	(1011.62 sq m)
Third Floor	3,485 sq ft	(323.77 sq m)
Total	41,489 sq ft	(3887.90 sq m)

TENURE

Freehold.

PRICE

Offers are invited for the freehold interest with the benefit of the current consent or on a subject to planning basis. Price on application.

VAT

Price exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £360,000.*

Rates payable for year ending 31/03/19: £177,480.

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

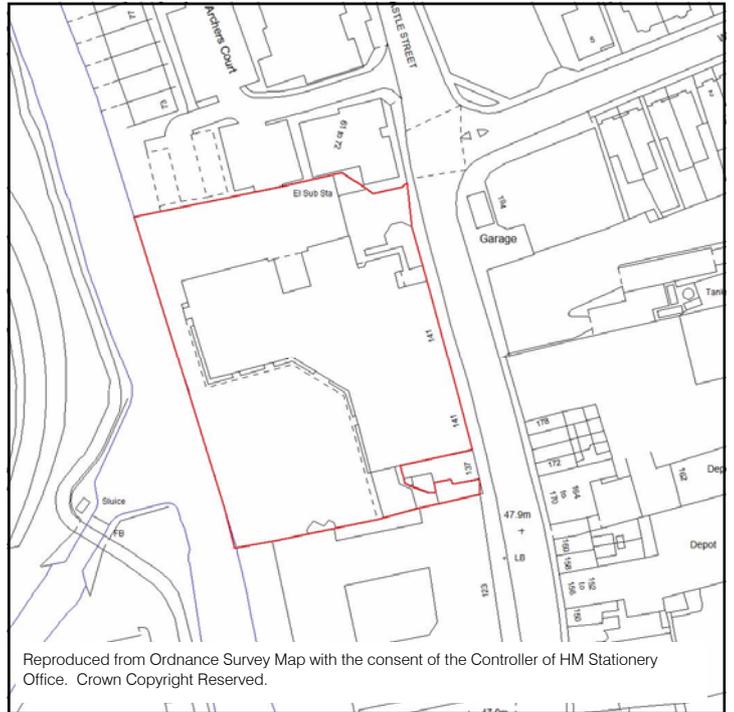
SERVICES

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.

MONEY LAUNDERING REGULATIONS

Purchasers 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

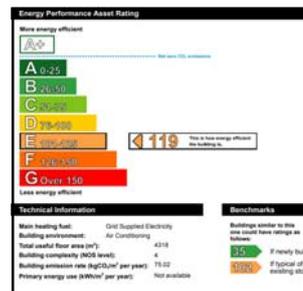
Prior approval was granted for conversion of the building to provide 51 residential units with 43 car parking spaces, application ref: 17/08925/PNCOU (full details on request). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/16120

ENERGY PERFORMANCE



Regulated by the RICS.



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.leasingbusinesspremises.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.

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