

**18/20 Milford Street, Salisbury,  
SP1 2AP**

Shop & Office Building

**For Sale Freehold**



## 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 property is situated on the corner of Milford Street and Brown Street in the heart of the City Centre. It occupies a highly prominent corner position on this busy junction. Brown Street, as well as being home to a range of office and retail occupiers, forms part of the City's one way system, whilst Milford Street is a mixed retail and office location, which links to New Canal and the prime shopping street. Public car parking is available in the multi storey car park in Culver Street close by, as well as surface level car park in Brown Street.

## DESCRIPTION

The property is a Grade II Listed Building, but subject to major reconstruction in the late 1970's. It is arranged to provide ground floor retail premises with self contained offices on the first and second floors above. The shop provides a large open plan retail area with kitchen and cloakroom facilities at the rear. The offices are served by an entrance from Milford Street, leading to a range of individual offices across first and second floor, serviced by WC and kitchen facilities.

## ACCOMMODATION

### 20 Milford Street

Net Sales Area	<b>967 sq ft</b>	(89.83 sq m)
Kitchenette	<b>22 sq ft</b>	( 2.04 sq m)

### 18 Milford Street

First Floor Offices	<b>908 sq ft</b>	(84.35 sq m)
Kitchen		
WC		
Second Floor Offices	<b>548 sq ft</b>	(50.91 sq m)
Kitchen		
WC		
<b>Total</b>	<b>1456 sq ft</b>	(135.26 sq m)

## TENURE

Freehold, with vacant possession.

## AGENTS NOTE

20 Milford Street is currently let until December 2018, but vacant possession can be provided earlier if required. Lease details on request.

## PRICE

**£350,000.**

## VAT

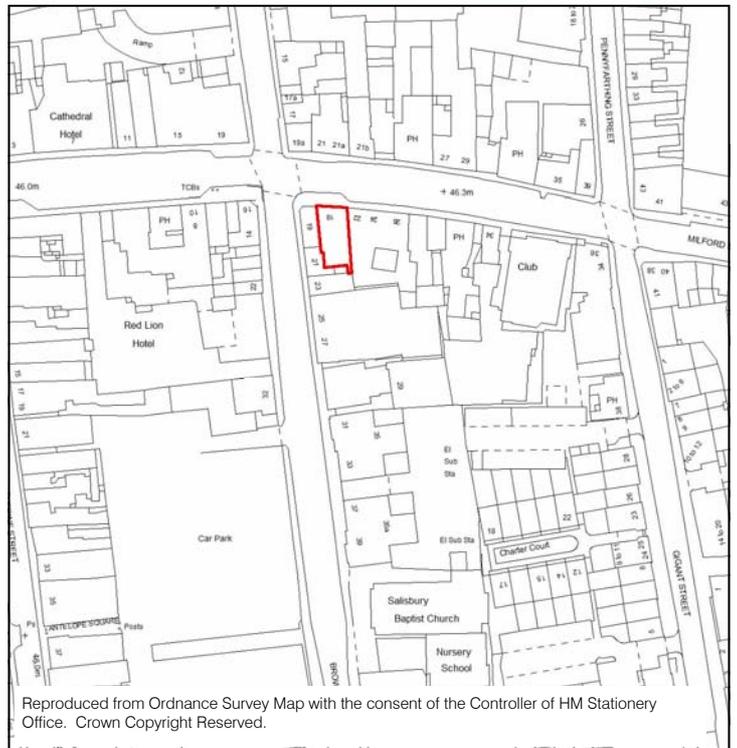
Price exclusive of VAT (if applied).

## BUSINESS RATES

	Rateable Value: *	Rates payable year ending 31/03/19:
18 Milford Street	£8,600	£4,128.
20 Milford Street	£15,000	£7,200

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

Regulated by the RICS.



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## 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.

## 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.

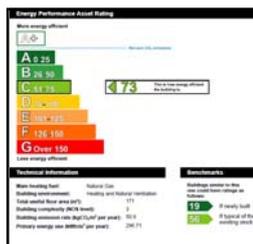
## VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/10135-INV

## ENERGY PERFORMANCE

### 18 Milford Street



### 20 Milford Street



## 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](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

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