

**33-35 Estcourt Road,
Salisbury, SP1 3AP**

Retail & Residential Investment

Retail Shop with Two Self Contained Two
Bedrooms Flats

For Sale



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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

Estcourt Road is situated on the eastern edge of Salisbury City Centre in a prominent position overlooking the A36 Churchill Way dual carriageway. It houses a range of local shops as well as residential properties.

DESCRIPTION

The property comprises an end terrace property arranged over basement, ground, first and second floors. The ground floor and basement comprise a retail shop with storage. A separate access off of Estcourt Road leads to stairs to two one bedroom flats arranged over first and attic floors.

The shop provides an open retail area with stairs leading down to the basement storage, where there are kitchen and cloakroom facilities.

Each of the flats comprises an open plan living room, kitchen and first floor with bedroom and shower rooms on second floor. They have fitted carpets, night storage heating and are in generally good decorative order.

ACCOMMODATION

Sales Area	479 sq ft	(44.50 sq m)
Basement Storage	401 sq ft	(37.25 sq m)

Flat 1	Living Room/Kitchen, Bedroom & Bathroom
Flat 2	Living Room/Kitchen, Bedroom & Bathroom

TENURE

Freehold, subject to existing leases.

PRICE

£325,000.

TENANCY

The shop is let to Trophyman Supplies Ltd for a term of 11 years from 1 January 2010 at a rent of £5,000 per annum exclusive on an internal repairing and insuring lease. The lease is subject to 3 yearly upward only rent reviews.

Each flat is let on an Assured Shorthold Tenancy at £550 per calendar month.

The total rental income is £18,200 per annum exclusive.

VAT

Price exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £6,800.*

Rates payable for year ending 31/03/19: £3,264.**

The Flats are rated Council Tax Band A.

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

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



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.

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.

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.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/15895

Regulated by the RICS.



CODE OF PRACTICE

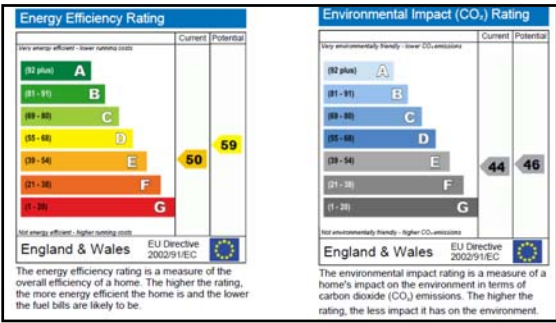
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

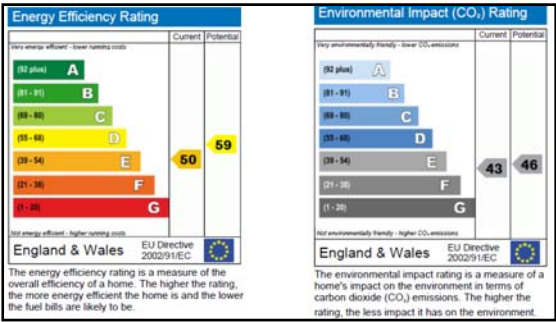
Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, 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.

ENERGY PERFORMANCE

Flat 1



Flat 2



Shop

