

**Pennyfarthing House,  
18/20 Pennyfarthing Street,  
Salisbury, SP1 1HJ**

City Centre Office Building with Parking

Residential Development Potential

5391 sq ft

(500.82 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).

## SITUATION

Pennyfarthing Street forms part of the central core of the City, a short distance from the Market Square and prime shopping areas. Public car parking is close by in Culver Street.

## DESCRIPTION

Pennyfarthing House comprises a detached modern three storey office building with private on site car parking. The property includes a Listed Coach House, currently used for storage. The building provides a mixture of open plan and cellular offices over ground, first and second floors, which have central heating, air conditioning, fitted carpets and strip lighting. The car park provides 13 spaces for use by the building. An adjoining occupier has the benefit of rights to use 1 space and there is access for vehicles to an adjoining property.

The Coach House, which is of brick elevations under a tiled roof, provides storage space on ground and first floor.

## ACCOMMODATION

### Pennyfarthing House (IPMS3)

Ground Floor	1818 sq ft	(168.89 sq m)
First Floor	1860 sq ft	(172.79 sq m)
Second Floor	1713 sq ft	(159.14 sq m)
<b>Total</b>	<b>5391 sq ft</b>	<b>(500.82 sq m)</b>

### Coach House (GIA)

Ground Floor	835 sq ft	( 77.57 sq m)
First Floor	835 sq ft	( 77.57 sq m)
<b>Total</b>	<b>1670 sq ft</b>	<b>(155.54 sq m)</b>

## TENURE

Freehold.

## PRICE

Offers in excess of £750,000.

## METHOD OF SALE

Offers will be invited by informal tender on a date to be advised.

## VAT

Price exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £49,500.\*

Rates payable for year ending 31/03/16: £24,403.50.

\*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.

Regulated by the RICS.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

## PLANNING

The property has an established use as an office building. A Permitted Development Rights prior approval application has been made for conversion of the main building to 9 no. apartments, 6 no. 2 bedroom and 3 no. 1 bedroom.

Details and copies of plans are available 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.

## INFORMATION PACK

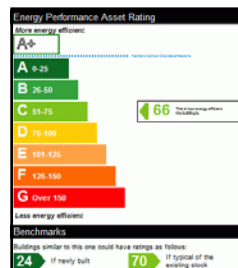
A full information pack is available on request.

## VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/10112

## ENERGY PERFORMANCE



## 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

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.