

**94 College Street,  
Salisbury, SP1 3AL**

City Centre Office/Studio

469 sq ft

(43.57 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

The property is situated on eastern edge of the City Centre. It is located behind residential properties fronting Park Street and College Street, with pedestrian access from College Street.

## DESCRIPTION

The property comprises a single storey building, which has been used as an office/studio premises. It is served by a kitchenette and cloakroom. To the front of the property is a small courtyard area.

Internally the accommodation has night storage heating, wood burning stove and strip lighting.

## ACCOMMODATION

Room 1	294 sq ft	(27.31 sq m)
Room 2	175 sq ft	(16.26 sq m)
Kitchenette		
WC		
<b>Total</b>	<b>469 sq ft</b>	<b>(43.57 sq m)</b>

## TENURE

Freehold.

## PRICE

£95,000.

## VAT

Price exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £1,925.\*

Rates payable for year ending 31/03/18: £897.05.\*\*

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

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

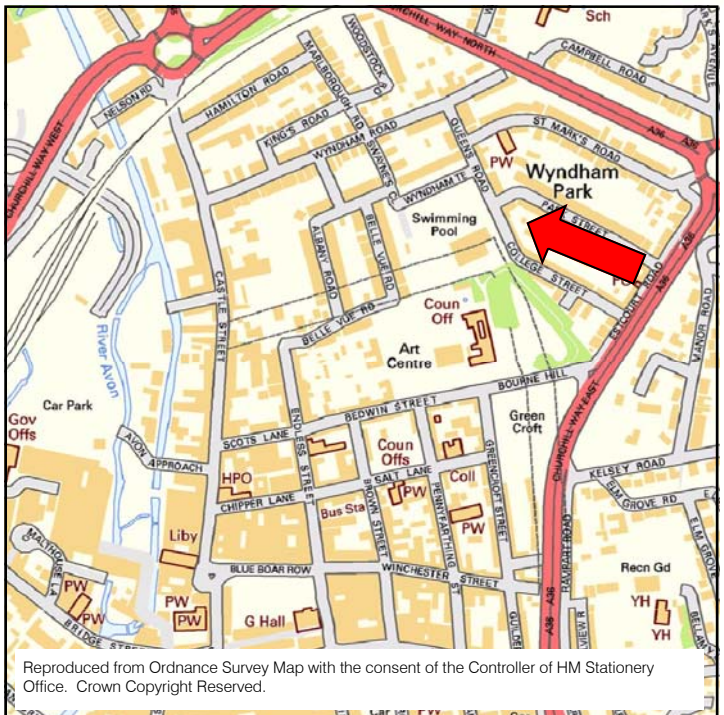
## SERVICES

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

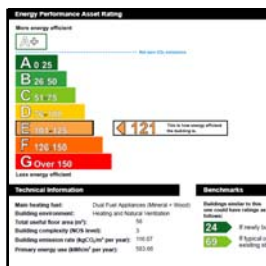
Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/18182

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

## DISCLAIMER

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