

The Medieval Hall, The Close, Salisbury, SP1 2EY

Conference & Entertainment Venue
within The Cathedral Close

1628 sq ft (151.25 sq m)

For Sale

Licensed for:

- Conferences & Civil Ceremonies
- Private Functions
- Exhibitions & Concerts



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 Medieval Hall is situated within Salisbury's Cathedral Close, around 200 metres from the Cathedral itself. It is Grade II* Listed. It is easily accessible from the City Centre via the High Street Gate and there is public parking and public transport, including the Railway Station.

DESCRIPTION

The Medieval Hall is a unique building dating from the first half of the 13th Century, forming part of the original Deanery of the Cathedral and is described as a fine example of a Medieval Hall, close to its original form, including a magnificent open oak framed roof structure. The building was extensively and sympathetically restored in the early 1960's.

The building is arranged as the main open hall area and is serviced by male and female cloakrooms and a small kitchenette. The main hall measures 50' 9" x 31' 8".

ACCOMMODATION

Ground Floor	1606 sq ft	(149.20 sq m)
Kitchenette	22 sq ft	(2.04 sq m)
WC's		

TENURE

Long Leasehold.

The property is held under a long lease for a term of 125 years with effect from 29 September 1979 at a ground rent of £200 per annum.

PRICE

On application.

VAT

Price exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £2,950.*

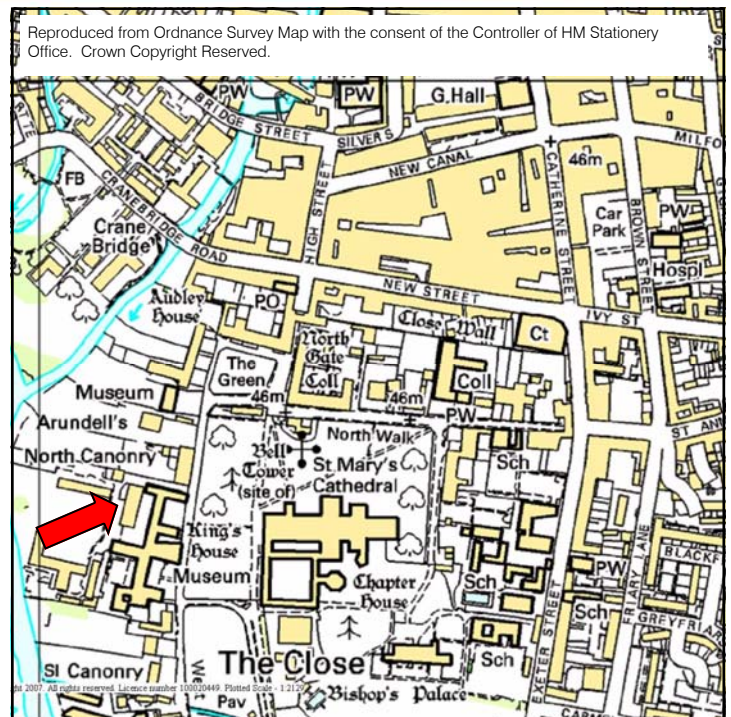
Rates payable for year ending 31/03/16: £1,416.

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

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

The property has an established use as public entertainment venue and has been used as such since 1983. It currently holds a premises licence for the sale of alcohol and may be used as a venue for live music performances, within the provisions of the Live Music Act 2012. Under the current premises licence, activities include indoor sports, live music, recorded music, dancing and the sale of alcohol. Mondays to Saturdays 8.00 am to midnight and Sundays from 8.00 am to 10.30 pm. The building has been licensed for civil ceremonies and also used for exhibitions, seminars, conferences and social gatherings. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, 27-29 Milford Street, Salisbury, SP1 2AP. Tel: 01722 434327.

ENERGY PERFORMANCE

The property is listed and therefore does not require an EPC Certificate.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/11511

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.leasebusinesspremises.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.