

**71 Estcourt Road,
Salisbury, SP1 3AX**

Shop & Flat

For Conversion or Refurbishment

For Sale



LOCATION

Salisbury is a 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

Estcourt Road is situated on the eastern edge of the City, adjoining the Churchill Way Ring Road. It is within easy walking distance of the City Centre facilities.

DESCRIPTION

The property comprises a mid terrace building arranged as a ground floor retail shop, sitting room and kitchen. At first floor a bedroom/sitting room and bathroom and on second floor, two bedrooms. There is a basement below the shop. To the rear there is an enclosed garden with pedestrian access.

The building is of brick elevations under a pitched concrete tile roof.

ACCOMMODATION

Ground Floor

Shop	230 sq ft	(21.41 sq m)
Living Room	13' 10" x 12'	
Kitchen	14' 9" x 7' 1"	

Lower Ground Floor

Basement	136 sq ft	(12.63 sq m)
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First Floor

Sitting Room	13' 10" x 10' 11"	
Bedroom	13' 10" x 10'	

Second Floor

Bedroom	10' 6" x 11' 2"	
Bathroom	-	

TENURE

Freehold.

PRICE

£245,000.

VAT

VAT is not payable on the sale price.

BUSINESS RATES

Rateable Value: £3,650.*

Rates payable for year ending 31/03/20: £1,792.15.**

Council Tax Banding: A.

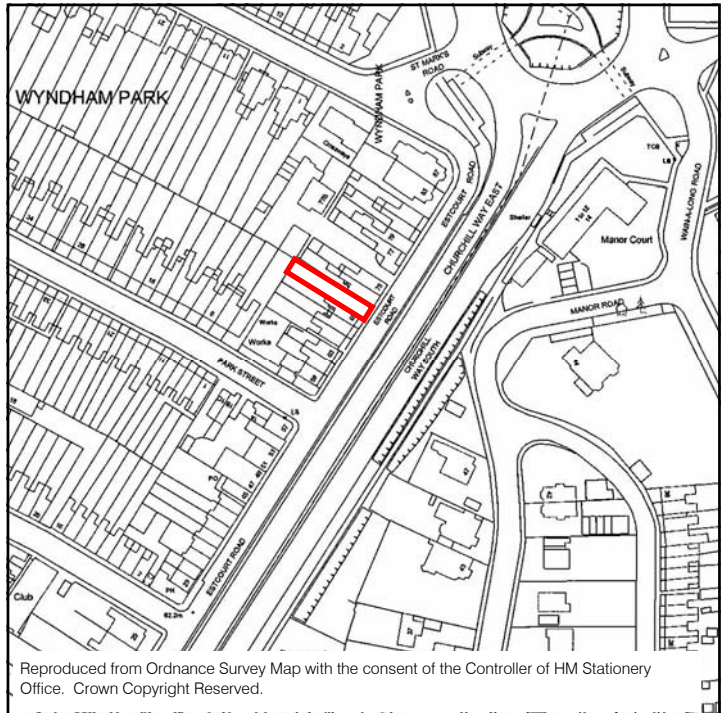
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**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

Prior approval is being sought for change of use to residential under Class M of Part 3 OF The General Permitted Development Order 2015. 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: DS/JW/14930

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.

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.