

**Unit A, Smeaton Road,
Churchfields Industrial Estate,
Salisbury, SP2 7NQ**

Industrial/Warehouse Unit

12,867 sq ft

(1,078.62 sq m)

For Sale

Due to Relocation



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

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Plumb Center, Jewsons Centre, Magnet, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

Smeaton Road is accessed via Stephenson Road, one of the main feeder roads into Churchfields Industrial Estate. Other nearby occupiers include County Tile Warehouse, Blakeley Construction Profiles, Island Bathrooms and Rexel.

DESCRIPTION

The property comprises a detached industrial/warehouse unit of steel frame construction with profile steel cladding to walls and part brick and blockwork elevations. The roof is of corrugated cement sheeting, with translucent rooflight panels.

The building provides clear span workshop/warehouse space. At the northern end of the building there is a two storey section currently used as office and workshop on ground floor and further storage at first floor.

The building is serviced by three loading doors and has a minimum eaves height of 17' 5" (5.3 m).

There is a forecourt area around the length of the building off the end of Smeaton Road providing loading, parking and turning. To the rear of the building there is a triangular area of yard, but this can only be accessed via the building.

ACCOMMODATION

Ground Floor	11,187 sq ft	(1,039.27 sq m)
First Floor	1,500 sq ft	(139.35 sq m)
Total	12,687 sq ft	(1,178.62 sq m)

TENURE

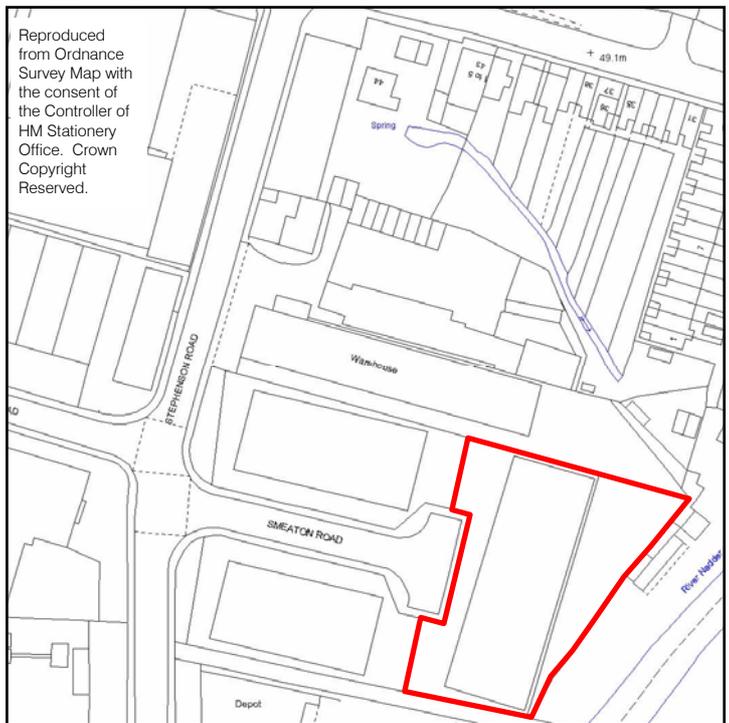
Freehold.

PRICE

£900,000.

VAT

Price exclusive of VAT (if applied).



BUSINESS RATES

Rateable Value: £48,750.*

Rates payable for year ending 31/03/22: £24,326.25.

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

SERVICES

Mains electricity (3 phase), 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.

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.

ENERGY PERFORMANCE

The property has an EPC rating of C56.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17464

CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

DISCLAIMER

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