

## 94 WILTON ROAD, SALISBURY, SP2 7JJ

TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET 11,733 SQ FT (1,090.03 SQ M)

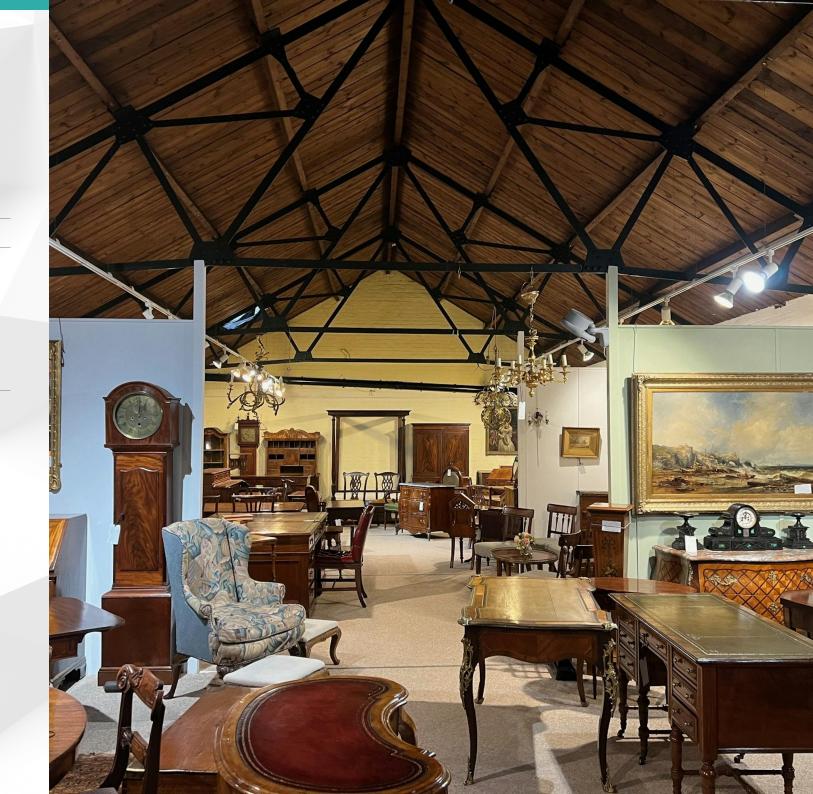


# **Summary**

VICTORIAN STYLE WAREHOUSE SUITABLE FOR ALTERNATIVE USES (Subject to planning)

Rent £85,000 per annum  EPC Rating EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand	Available Size	11,733 sq ft	
sites, workshops and non-residential agricultural buildings with low energy	Rent	£85,000 per annum	
	EPC Rating	sites, workshops and non-residential agricultural buildings with low energy	

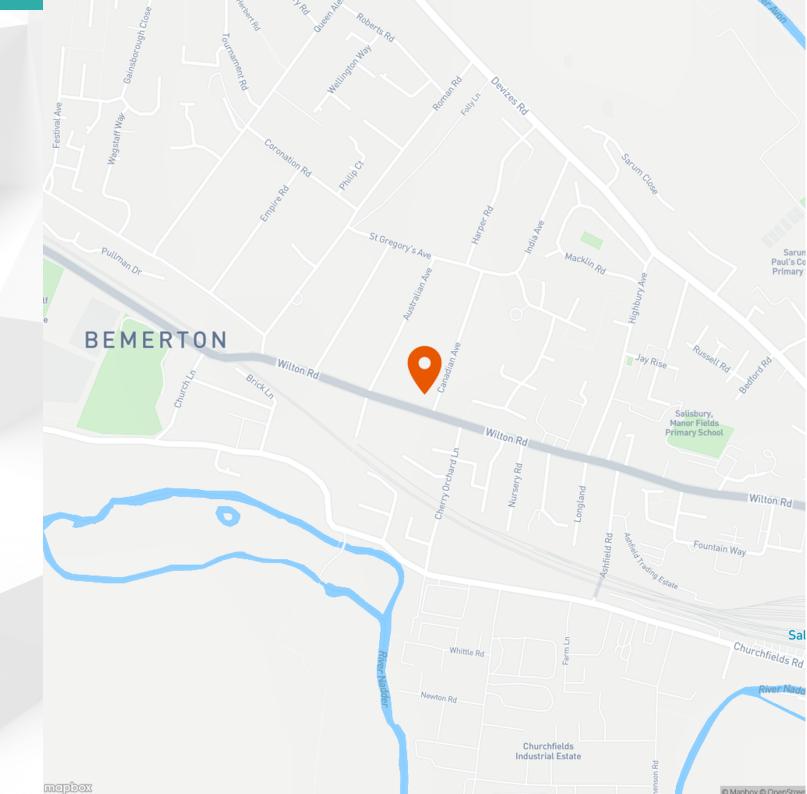
- Could suit a variety of occupiers including Retail/Showroom -Subject to Planning
- Prominent corner position
- Currently used as an antiques warehouse
- Parking
- Side Loading



## Location



Wilton Road is one of the main arterial routes in Salisbury City Centre consisting of a mix of roadside retail and residential. Salisbury City Centre is approximately 1.3 miles distant.





## **Further Details**

### Description

The property is a Victorian style warehouse of 2/4 stories on a prominent corner position. Apparently purpose built as a removals and storage facility, the property benefits from parking and loading to the front and side elevation and has been used as an Antiques showroom for a number of years.

The surrounding area is mainly residential with a mix of roadside retail fronting Wilton Road.

The top floor at the rear of the property has been converted to a residential apartment and is not included in the letting but would form part of the freehold disposal

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,877	360.19
1st	5,800	538.84
2nd	2,056	191.01
Total	11,733	1,090.04

#### **Terms**

New FRI lease to be negotiated direct with the landlord.

#### **VAT**

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

### **Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

### **AML**

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

### **Viewings**

Strictly by appointment through the sole agent.



# **Enquiries & Viewings**



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