



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)

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

- 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

 94 Wilton Road, Salisbury, SP2 7JJ

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.





HN08 AHG

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

Viewings

Strictly by appointment through the sole agent.

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.



Enquiries & Viewings



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