



FOR SALE

13 New Canal
Salisbury, Wiltshire, SP1 2AA



Key Features

- Salisbury is a busy and attractive Cathedral city
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Vacant open-plan ground floor commercial unit
- Potential to convert the upper floors into residential accommodation (stp)
- Suit investors, developers and owner occupiers
- Freehold interest
- Offers in excess of £550,000 stc
- Nearby occupiers Mountain Warehouse, Biggie Best, Crew Clothing, Marks & Spencer, Boots, Nando's, Waterstones and Pret a Manger



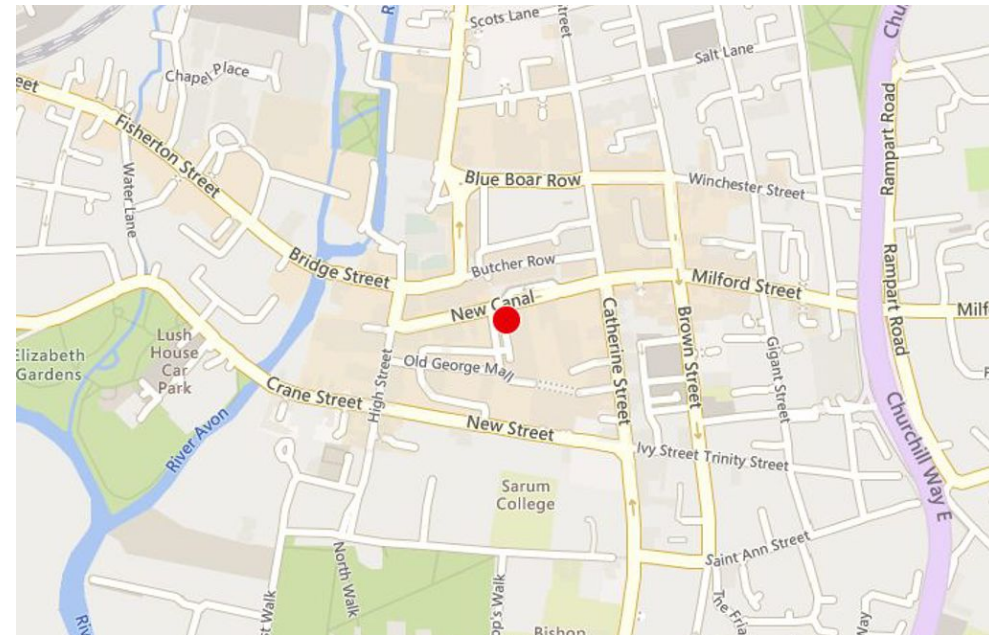


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Location & Situation

Salisbury is a historic Cathedral City in Central Southern England. The property occupies a prominent central trading position fronting New Canal Street.

Nearby occupiers include Mountain Warehouse, Biggie Best, Crew Clothing, Marks & Spencer, Boots, Nando's, Waterstones and Pret a Manger.





Description & Accommodation

The property comprises a three-storey terraced building arranged as a self-contained ground floor retail unit, configured predominantly in an open-plan layout with ancillary WC facilities to the rear. The upper two floors are currently occupied by a dentist under a separate tenancy.

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	1,609	149.48
Ancillary	483	44.87
First Floor	773	71.81
Second Floor	579	53.79
Total	3,444	319.95



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Rateable Value

Rateable Value (2026): £56,500 (ground floor).

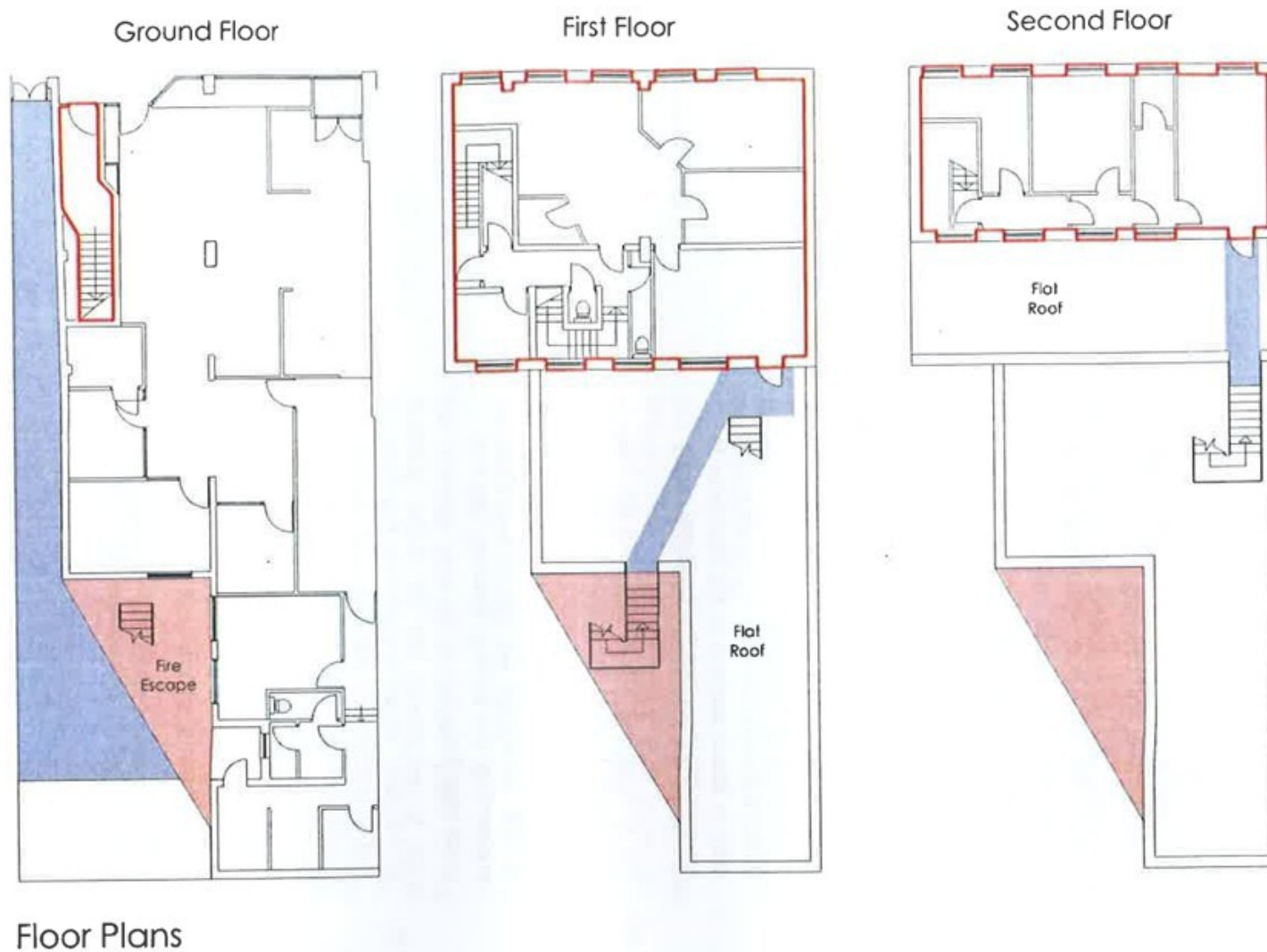
EPC

We understand the property has an EPC rating of C - 53 (expiry date - 23/03/2028).

Planning

We understand that the premises benefit from Class E ('Commercial, Business and Service') use under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Concept plans have been prepared illustrating a number of potential residential conversion schemes for the upper floors, including options to create either two or three self-contained flats, or a five-bedroom, nine-person HMO, subject to obtaining the necessary planning consents.



FLOOR PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest for sale, subject to the existing tenancy of the upper floors and with vacant possession of the ground floor. We are seeking offers in excess of £550,000, subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

6 August 2026

