



TO LET

Distribution Depot with Secure Yard
1.3 acres (0.52 ha)

- Direct Access onto the A338
- Tarmac and Concrete Surfaced Yard

Downton Road, Salisbury

The Depot, Downton Road, Salisbury, SP2 8AU

LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

DESCRIPTION

The property comprises a distribution depot forming a site of 1.3 acres, occupied by two workshop/storage buildings.

The main workshop unit is of concrete frame construction with profile steel sheet cladding to walls and roof. It is served by two sliding shutter doors and a roller shutter door. It has a minimum eaves height of 14' 9" (4.5 m) and strip lighting. There are WC facilities within the main workshop building.

The second workshop is of concrete frame and is currently open sided. It has an eaves height of 14' 9" (4.5 m).

The site provides a level tarmac and concrete surfaced yard space.

PLANNING

The site currently has planning consent for storage and distribution of static caravans. 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: 0300 456 0114.

ACCOMMODATION

Office Building	1,118 sq ft	(103.86 sq m)
Workshop 1	4,642 sq ft	(431.26 sq m)
Workshop 2	2,264 sq ft	(210.33 sq m)
Site Area	1.3 acres	(0.52 ha)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£75,000 per annum exclusive.

VAT

VAT is not payable on the rent.

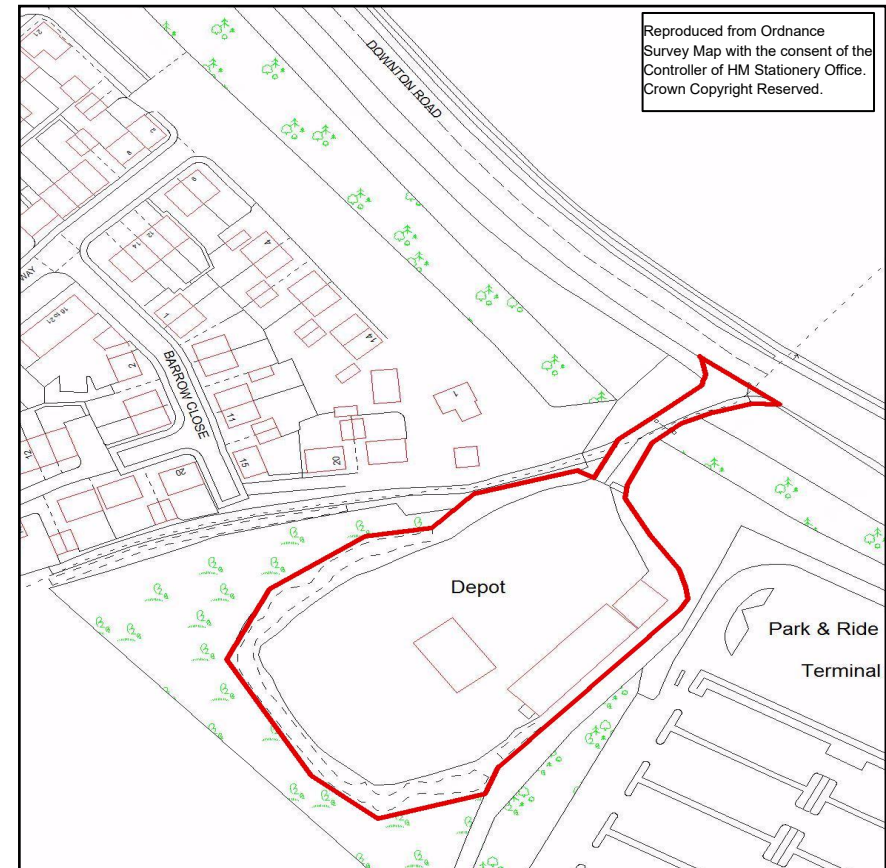
BUSINESS RATES

Rateable Value: £58,500.*

Rates payable for year ending 31/03/26:
£32,467.50.

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

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.



SERVICES

Mains electricity (3 phase), water and private 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.

ENERGY PERFORMANCE

The property has an EPC rating of C58.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14074

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.

Money Laundering Regulations Purchasers/Tenants 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.