



30,073 SQ FT RETAIL WAREHOUSE **TO LET/FOR SALE**

Southampton Road, Salisbury SP1 2LE ///labels.await.lock

To be provided with vacant possession

EXECUTIVE SUMMARY

- Vacant 30,073 sq ft retail warehouse in Salisbury
- Adjacent to the A36 with nearby occupiers being B&Q, Currys and Home Bargains
- Site coverage of 23%
- Site area of 2.22 acres
- Strong optionality

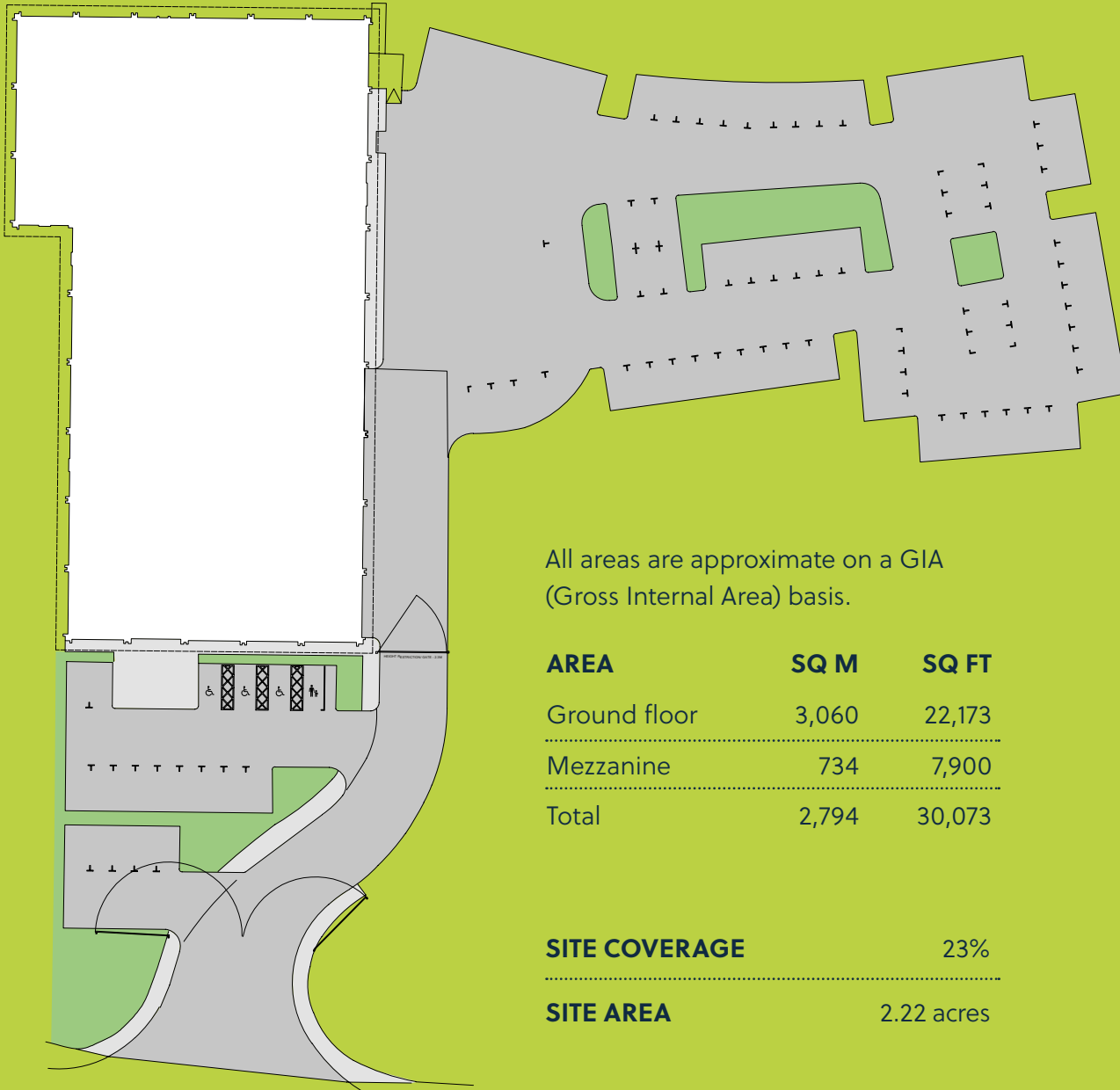


DESCRIPTION

The property comprises a modern standalone retail warehouse of steel portal frame construction with a sales area to the front and store and mezzanine to the rear. Car parking is to the front and side of the unit with loading to the rear of the side elevation. There are 22 car parking spaces to the front of the unit and a further 113 to the side of the property. Loading is provided to the side elevation adjoining the car park. The main customer entrance fronts onto Southampton Road.



ACCOMMODATION



All areas are approximate on a GIA
(Gross Internal Area) basis.

AREA	SQ M	SQ FT
Ground floor	3,060	22,173
Mezzanine	734	7,900
Total	2,794	30,073

SITE COVERAGE 23%

SITE AREA 2.22 acres

TENANCY

Single let to Matalan at a rate of £258,841/PA
S27 notice has been served, vacating 15/07/2024.

PLANNING

B2/B8

TERMS

Unit is available on a freehold or leasehold basis.

EPC

B36 - copy available upon request.

VIEWINGS

Viewings are to be arranged by the joint agents.

SPECIFICATION



30,073 SQ FT



135 CAR PARKING SPACES



1 LEVEL ELECTRIC
LOADING DOOR



MEZZANINE



PETS AT HOME

HOME BARGAINS

PURE GYM

CURRYS

B&Q

A36

SALISBURY CITY CENTRE

MATALAN

LOCATION & DEMOGRAPHICS

The property is strategically situated in the heart of Salisbury's out-of-town retail hub, nestled along Southampton Road, approximately half a mile southeast of the city centre. Its prime location places it adjacent to a prominent B&Q retail warehouse, with Southampton Road Retail Park and Bourne Retail Park nearby. Occupiers include Currys, Argos, Next, PC World, Pets at Home, Lidl, Halfords, and Maplin. Additionally, shoppers have easy access to a Tesco Extra Supermarket on Bourne Way, alongside Dunelm and Countrywide Country Store.

Notably, an extension to Southampton Road Retail Park is underway, with the entire expansion already pre-let to prominent retailers including DFS, Harveys, B&M, and Oak Furnitureland.

Salisbury, Wiltshire, boasts a diverse demographic profile characterized by a blend of historical legacy, vibrant community life, and modern influences.

Salisbury benefits from a substantial primary catchment population of approximately 250,000 people.



TRAVEL DISTANCES

Road

Salisbury City Centre	1 mile
Southampton	22 miles
Bath	41 miles
Bristol	53 miles
London	88 miles

Rail

Salisbury Rail Station 1.5 miles

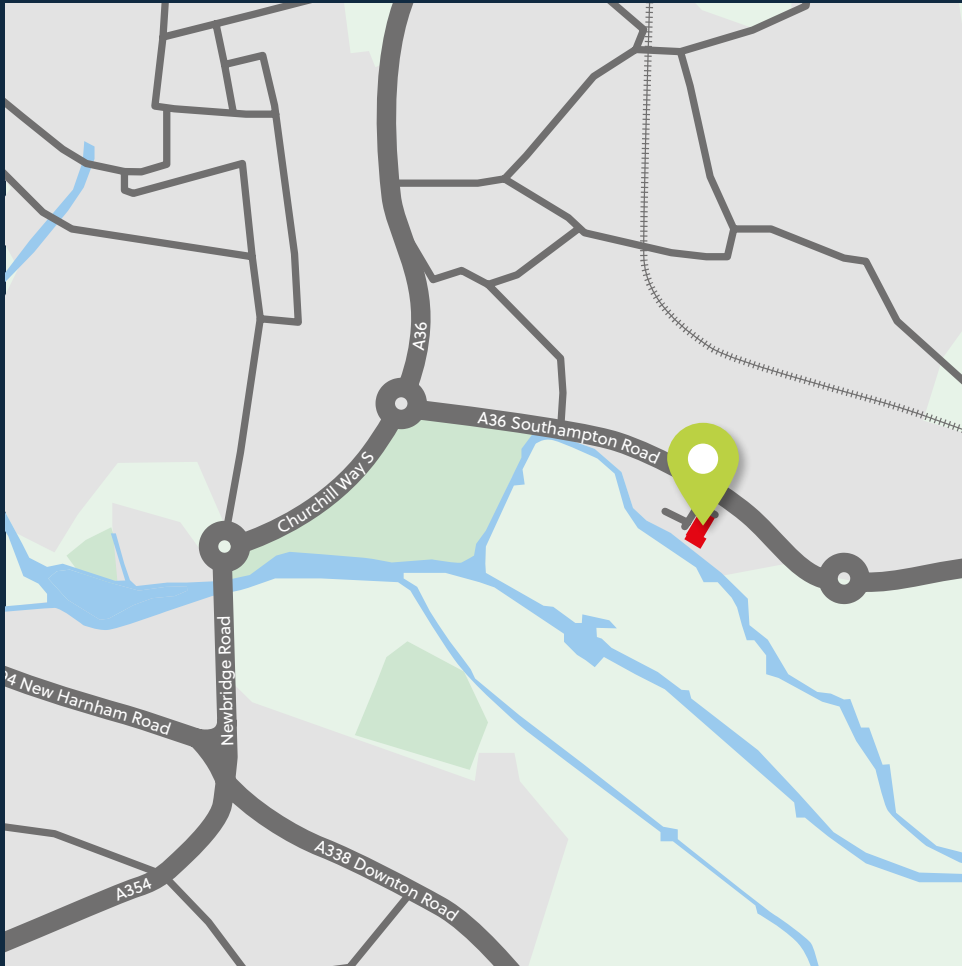
Airport

Heathrow Airport 70 miles

Bournemouth Airport 24 miles







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FOR MORE INFORMATION



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