

Myddelton&Major

FOR SALE OR TO LET



36 Blue Boar Row, Salisbury, SP1 1DA

City Centre Former Restaurant/Bar
With Ancillary Residential
Accommodation

Potential for Alternative Use and/or
Residential Conversion, Subject to Planning

Total Gross Internal Area
10,953 sq ft (1,017.53 sq m)

Prominent Central
Trading/Redevelopment
Opportunity



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.

The property occupies a prominent central trading position fronting Castle Street, which forms one of the City's main arterial routes, close to the junction with Blue Boar Row and Minster Street, with the benefit of a separate courtyard entrance from Blue Boar Row, directly opposite the Market Place.

Nearby occupiers include the newly opened Bradbeers Department Store, Lloyds Bank, Tesco Express, Zizzi, Giggling Squid, HSBC and Everyman Cinema.

Description

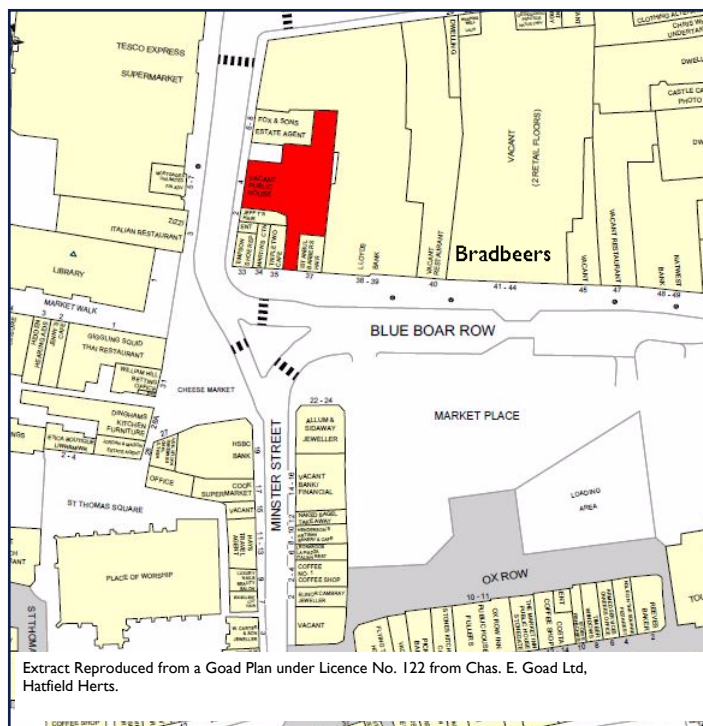
The premises comprise a Grade II Listed Building arranged as a ground floor former restaurant/bar, with rear mezzanine level customer seating area, with additional seating within the adjoining external courtyard facing Blue Boar Row.

In addition the premises benefit from extensive ancillary space including kitchen, preparation and storage areas with customer WC's.

The first floor offers potential for additional seating/sales/staff flat with the remaining upper floors providing extensive ancillary space, together with maisonette accommodation. The property also benefits from an additional courtyard with service access via Castle Street.

Planning

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 (Gross Internal Areas)

Ground Floor Sales	2,460 sq ft	(228.53 sq m)
Ground Floor Ancillary	1,583 sq ft	(147.06 sq m)
First Floor Sales/Ancillary/Flat	4,631 sq ft	(430.22 sq m)
Second Floor Ancillary	854 sq ft	(79.34 sq m)
Third Floor Ancillary	854 sq ft	(79.34 sq m)
Second/Attic Floor Maisonette	571 sq ft	(53.05 sq m)
Total	10,953 sq ft	(1017.53 sq m)

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.

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.

Tenure

Freehold with full vacant possession or New Lease.

Price

£950,000.

Lease Terms

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

Rent

£80,000 per annum exclusive.

VAT

Price/rent exclusive of VAT (if applicable).

Business Rates#

Rateable Value: £64,000.*

Rates payable for year ending 31/03/25: £34,944.

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

Services

Mains electricity, water and 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 C65.

Viewing

Strictly by appointment only.

Ref: PH/SL/JW/19635

Disclaimer

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