

THE RAMPARTS

Wilton Road, Salisbury, Wiltshire, SP2 7EE



CGI of proposed development

Key Highlights

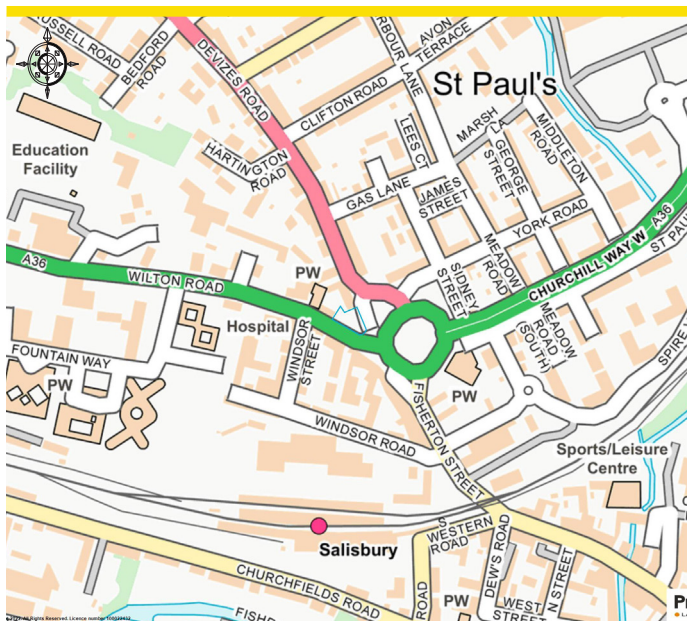
- Ground floor Class E commercial opportunity
- Prominent location in Salisbury City Centre
- Gross internal area of approximately 3122 sq ft (290 sq m)
- Of interest to a variety of users
- Long leasehold for sale or to let
- Site extends approximately 0.16 acres (0.06 ha)

SAVILLS SOUTHAMPTON
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[savills.co.uk](https://www.savills.co.uk)

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Location

The site is located on the corner of Wilton Road and Devizes Road, Salisbury. Salisbury is a Cathedral City in Wiltshire and at the 2011 census had a population persons of 40,302.

The mainline railway station provides links to Basingstoke and London Waterloo in 35 minutes and 90 minutes respectively. Salisbury is located approximately 19 miles (29km) south west of Andover, 23 miles (37km) north west of Southampton, and 23 miles (37km) north east of Blandford Forum.

The A36 that runs adjacent to the site provides direct access to Southampton and Bath in approximately 70 minutes respectively.

Description

The property is currently under construction and will comprise of a brand new Class E opportunity.

The commercial unit will occupy the ground floor of a detached property with two further upper floors.

The property will be of mainly brick construction with exposed brick elevations under a pitched tiled roof and a glazed frontage at ground floor level.

An apartment is located to the rear of the commercial space, with the upper floors configured to comprise an additional 13 apartments. Completion is anticipated early August 2022.

The following is an approximate Gross Internal Area measurement of the demised area:

FLOOR	SQ M	SQ FT
Ground	290	3122

Premises License

The property is currently unlicensed. Interested parties will have to make an application for a new premises license. Please visit www.wiltshire.gov.uk for more information.

Tenure

Long leasehold offers invited in the order of £600,000.

Rental offers in the region of £45,000 per annum are invited for the benefit of a new lease with terms to be agreed.

Rating

To be assessed upon completion of the development. Please visit www.gov.uk for up to date information on Rateable Value matters.

Planning

As of 1st September 2020 under the Town and Country Planning (Use Classes) order 1987 (as amended) we understand the proposed mixed use development will benefit from Class E use on the ground floor. Potential uses would include restaurant, cafe, retail, business and professional services.

Energy Performance Certificate

To be assessed upon completion of the development.

Viewing

Viewings can be arranged by appointment with Savills.

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