



City Hall

Malthouse Lane, Salisbury SP2 7TU

Historic 1,255 Capacity Live Entertainment / Events Venue

Available to let on the instructions of Wiltshire Council

savills



HIGHLIGHTS INCLUDE:

- Live entertainment / events venue
- Multi-use auditorium with retractable seating for 953 or 1255 standing
- City centre location with excellent transport links
- Foyer bars and two additional meeting / function rooms
- Opportunity to re-open one of the largest venues in the region
- Available to let by way of new lease

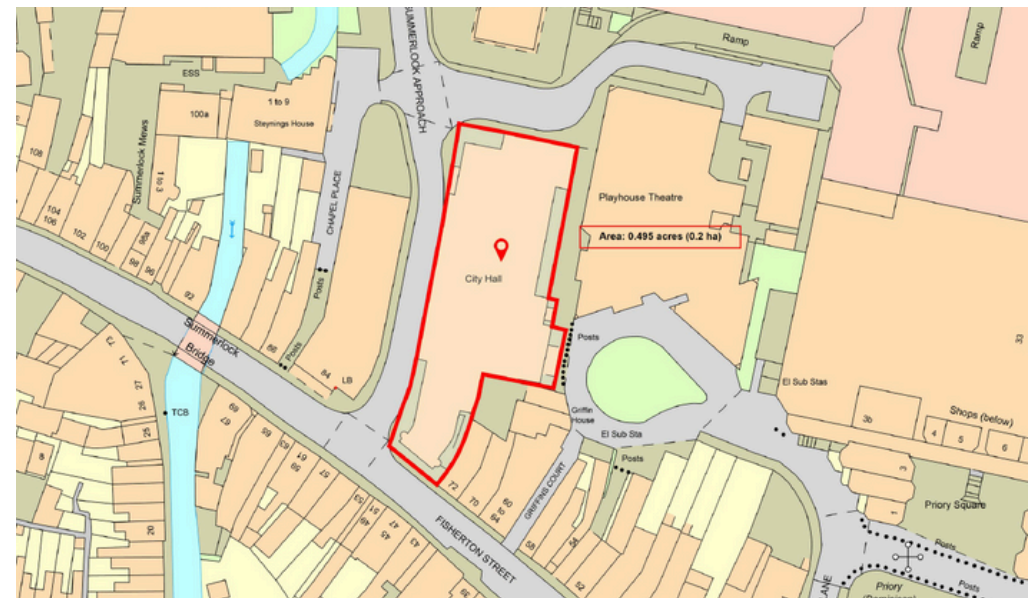
LOCATION

Salisbury is a popular cathedral city, situated in the county of Wiltshire, approximately 24 miles north west of Southampton and 29 miles north of Bournemouth.

City Hall is situated within the city centre occupying an extensive site which extends through from Fisherton Street to Chapel Place. The property is immediately adjacent to the Salisbury Playhouse, the city's principal theatre.

Communications are excellent, with Salisbury station a short walk to the west, with extensive car parking provided at nearby Central Car Park, with the City serviced by several Park & Rides.

Salisbury is home to internationally renowned visitor attractions including Salisbury Cathedral, Magna Carta and is used as a visitor base for Stonehenge UNESCO World Heritage site. The City has a thriving arts and culture sector, which according to the Audience Agency Salisbury Area Report, has higher levels of cultural engagement than the base population.



Description

City Hall is one of the largest live entertainment venues in the region, and prior to its Covid enforced closure in March 2020, previously played host to the likes of David Bowie, Led Zeppelin, The Beatles and more recently Morrissey, Jules Holland and comedy acts including John Bishop.

The venue was most recently used as a covid vaccination centre between December 2020 and January 2023. There is the opportunity for city hall to be re-opened as a multi-function entertainment venue capable of hosting live events, conferences and exhibitions, awards ceremonies, live music concerts and comedy acts.

The building was originally converted to its current use in 1961 with the current entrance being from Malthouse Lane, adjacent to the Salisbury Playhouse. There is the potential for the original entrance from Fisherton Street to be re-established, subject to the necessary consents.

Internal Description

City Hall is arranged over ground, first and part second floor level. The main entrance from Malthouse lane leads into an entrance foyer with box office, two bar serveries, kitchen, cloaks and customer WC's.

The main auditorium is open plan and multi-use with retractable and portable seating for 953 persons or 1,255 standing. The stage and scenery dock can be accessed from a 'get in' from Chapel Place, with the stage door on Summerlock Approach. The back stage areas include a technical store, switch room, plant room and six dressing rooms arranged at first and second floors.

At first floor level and accessed via a central staircase and passenger lift, are two meeting / function rooms. The Alamein Suite has a capacity of 200 persons with the Meeting Room having a capacity of 60 persons. Both rooms are serviced by WC's and a kitchen. The remainder of the first floor comprises of ancillary stores / offices and the control room for the auditorium. At second floor level additional offices are provided.

According to the EPC, the property extends to approximately 2,258 sq m (24,305 sq ft).



The Opportunity

Wiltshire Council are seeking a tenant who will re-open and operate the premises as an entertainment venue within use class Sui Generis. The property will be let by way of a new lease for a term of up to 35 years on full repairing and insuring terms.

A copy of the Draft Heads of Terms, floor plans, additional photos, EPC certificate and Condition Surveys can be found within the information pack.

Tenure

Leasehold, a new lease is available for a term to be agreed.

Rent

Rental offers invited.

VAT & Stamp Duty Land Tax

VAT and SDLT may be applicable at the prevailing rate.

Planning & Conservation

We understand the property is not listed but is situated within the City of Salisbury Conservation Area.

Licensing

The property was previously granted a Premises Licence in accordance with the Licensing Act 2003. The licence has now lapsed and a new application will be required.

Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £67,500. In England & Wales the Standard Business Multiplier. Please check with the VOA for the most up to date information on all rating matters.

Energy Performance Certificate

The property has an EPC Rating of A-24.

Viewing

Formal viewings are strongly advised and can be made strictly by appointment with Savills.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.





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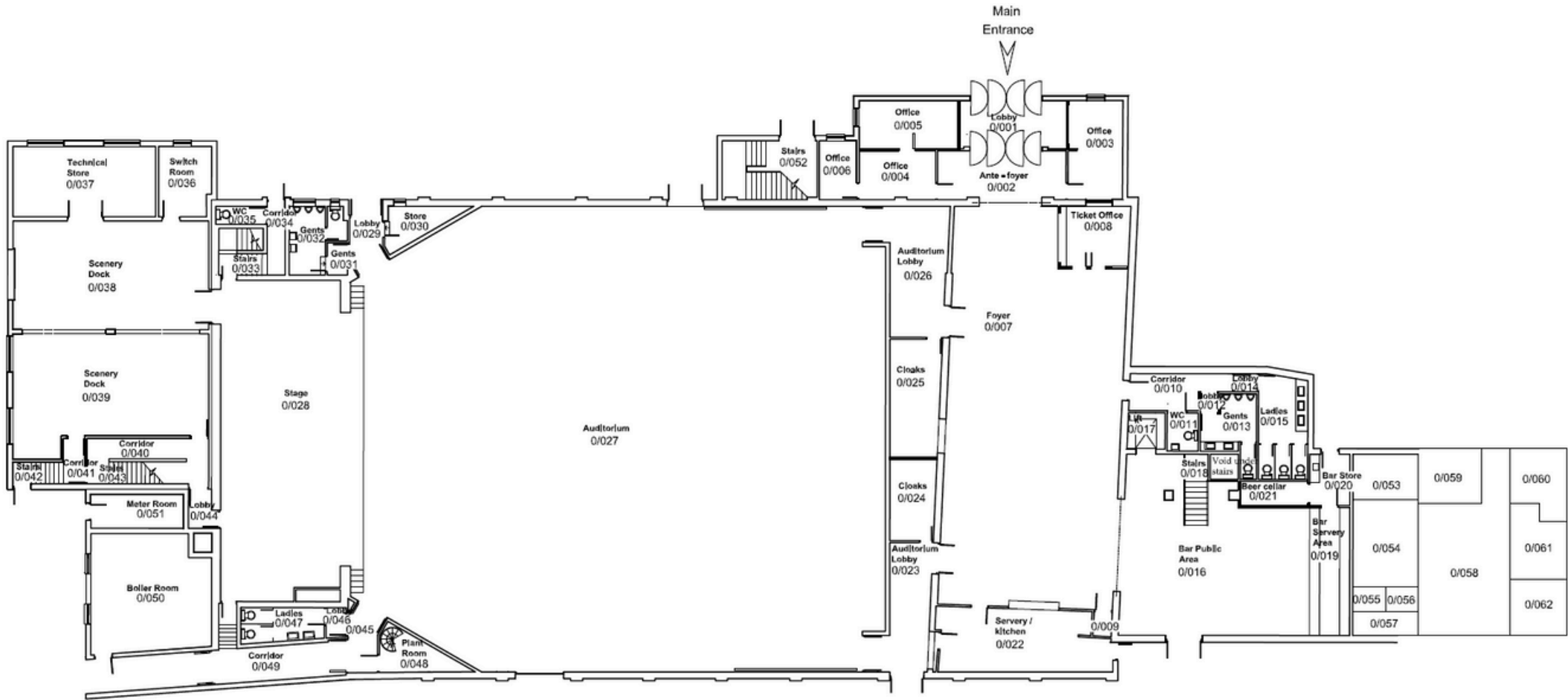
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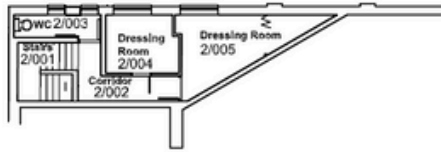
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BLOCK 4390 GROUND FLOOR

Revisions
 Block 01 rooms 0/053 to 0/062 added July 2011

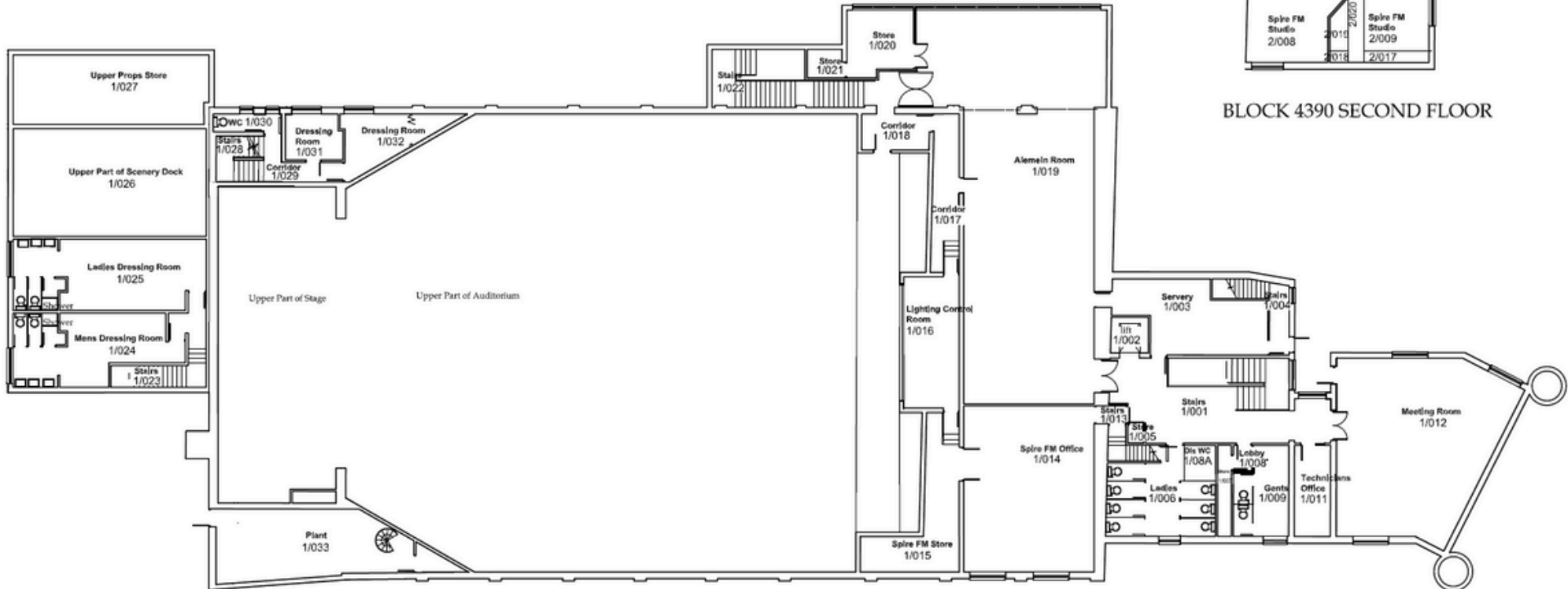
Indicative Plans (not to scale)



BLOCK 4390 SECOND FLOOR



BLOCK 4390 SECOND FLOOR



BLOCK 4390 FIRST FLOOR

Revisions
Block 01 rooms 1/08A, 2/17, 2/18, 2/19, 2/20 added July 2011.

Indicative Plans (not to scale)

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