



GENIUS GROUP

26 years specialising in leisure and retail

FREEHOLD OPPORTUNITY
WITH VP + RESIDENTIAL
A3 & E CLASS USE / PLANNING CONSENT

34-38 HIGH STREET, SALISBURY, SP1 2NT



Description

The premises are located in the heart of Salisbury City Centre in the High Street opposite the entrance to The Old George Mall Shopping Centre. [Google Street View](#)

The property is arranged over ground, first and second floors. We understand the gross approximate areas to be as follows:

Ground Floor	3,434 sq ft
First Floor	2,088 sq ft
Second Floor	2,304 sq ft
Total	7,826 sq ft

Planning

The premises have recently obtained planning consent with A3 use over the ground floor and consent for a further 6 residential apartments over the upper levels. Plans are available upon request.

There is also potential for the upper parts to be converted into a boutique hotel.

Freehold Price

Offers of **£2,300,000** are being sought for the entire freehold interest.

Leasehold

Alternatively, a new FRI year lease could be available over the commercial ground floor parts on terms to be agreed.

Further Information

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent, Genius1Group:

Brandon Elmon
07970 441122
brandon@genius1.co.uk

Gregory Berg
07540 635664
greg@genius1.co.uk

GENIUS GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

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