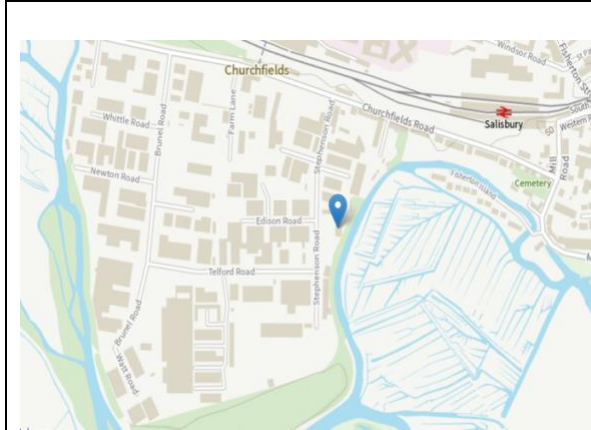


# FOR SALE

## Stephenson Road, Churchfield Industrial Estate, SALISBURY, SP2 7NP

- Long Leasehold Interest
- Industrial Building / Land
- Warehouse Building 200sqm (2,150sqft)
- Hard Surfaced Land – 1,663sqm (17,900sqft)





**LOCATION**

Salisbury is an historic Cathedral City based in Wiltshire in the South West of England.

Rail communications are provided by a main-line station with frequent services to London (Waterloo). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles).

Churchfields Industrial Estate is located on Stephenson Road in the popular and busy industrial/business estate.

**DESCRIPTION**

Industrial/Warehouse building with dual loading bay area, outbuilding and hard surfaced land currently used for storage of high access plant and machinery.

**TENURE**

Purchase of Long Leasehold Interest.

The property is held on a long leasehold interest for 99 years with effect from 29<sup>th</sup> September 1966. Annual rent £18,200pa subject to 7 yearly reviews (next review 29<sup>th</sup> September 2022).

**PRICE**

£ POA

**SERVICES**

Mains electricity, water and drainage available.

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**EPC CERTIFICATE**

TBC

A copy of the EPC Certificate is available on request from the agents.

**RATING**

The Valuation Office Agency website describes the property as Workshop and Hard Surfaced, fenced land with a rateable value of £17,365.

However, interested parties should make their own enquiries to the local billing authority, Wiltshire Council

**PLANNING**

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department.

**VALUE ADDED TAX**

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee / purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

**ACCOMODATION**

The premises consist of light industrial warehouse, outbuilding and hard surface fenced land. The warehouse has 2 loading bay areas with a 5m height shutters.

Warehouse	200.0 SqM ( 2,150 SqFt)
Outbuilding	16.7 SqM ( 180 SqFt)
Hard Surface Land	1,663 SqM (17,900SqFt)
<b>TOTAL AREA.</b>	<b>1,879.7 SqM (20,230 SqFt)</b>

**INSPECTIONS & FURTHER VIEWING**

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS  
SPG Property Ltd

36 Home Mead  
Corsham  
Wiltshire SN13 9UB

**Tel: 01225 615530**  
[spencer@sppgproperty.com](mailto:spencer@sppgproperty.com)

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