



34-38 High Street, Salisbury, SP1 2NT

Location

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.

Description

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

Tenure

Subject to contract, offers in excess of £2,500,000 are being sought for the benefit of this unique freehold interest.

Alternatively, a new 25 year lease could be available on the ground floor on terms to be agreed.

Planning and Licensing

The premises has 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.

Further Details

An EPC has been commissioned and can be arranged 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.

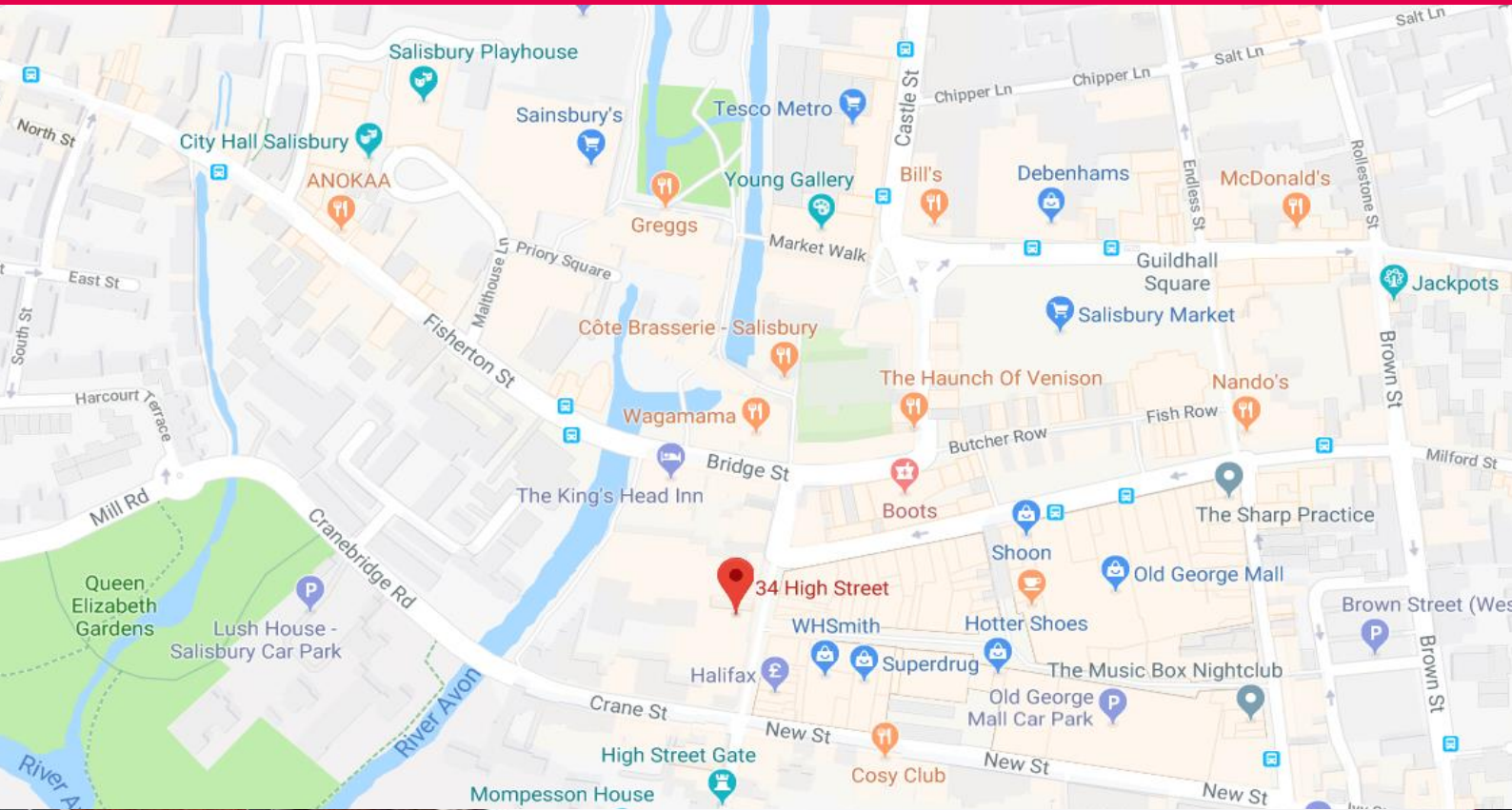
Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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