

**Lot 38, 9-11 Brown Street, Salisbury,
Wiltshire SP1 1HE**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Vacant City Centre Commercial Opportunity in Historic Cathedral City

www.acuitus.co.uk

Lot 38, 9-11 Brown Street, Salisbury, Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Property Information

Vacant City Centre Commercial Opportunity in Historic Cathedral City

- Vacant double-fronted shop with two car parking spaces
- Of interest to Owner Occupiers & Investors
- Change of Use Opportunities (subject to consents)
- Established commercial location
- City Centre location opposite Cross Keys Shopping Centre and 500m from Salisbury Train Station
- Nearby occupiers include Marks & Spencer, Everyman Cinema, Pizza Express, Nando's, McDonald's and a number of pubs and independent restaurants
- VAT not applicable

Lot

38

Auction

9th May 2024

Vacant Possession

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

| | |
|--------------|---|
| Miles | 22 miles north-west of Southampton, 31 miles south-east of Bath |
| Roads | A30, A36, A354 |
| Rail | Salisbury Railway Station (approx. 90 mins to London Waterloo) |
| Air | Bournemouth International Airport, Bristol Airport |

Situation

The property is situated on the east side of Brown Street, in the heart of the City Centre. Nearby occupiers include Marks & Spencer, Everyman Cinema, Pizza Express, Nando's, McDonald's and a number of independent pubs and restaurants.

Tenure

Long Leasehold. 999 years from 28/11/2008 at a peppercorn rent.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor only, forming part of a larger building. The property includes two car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Salisbury City Council. (www.salisburycitycouncil.gov.uk) (Phone: 01722 342860)

Viewings

There will be one accompanied viewing date on Thursday 2nd May from 2:30pm to 4pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 38, 9-11 Brown Street, Salisbury,

Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas (Approx sq ft) (1) | Tenant |
|--------------|---|--------------------------------|-----------------------------------|--------|
| Ground | Retail/Ancillary (and 2 car parking spaces) | 72.90 | (784) | VACANT |
| Total | | 72.90 | (784) | |

(1) Areas provided by VOA (www.tax.service.gov.uk/business-rates)

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

**Lot 38, 9-11 Brown Street, Salisbury,
Wiltshire SP1 1HE**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



**Lot 38, 9-11 Brown Street, Salisbury,
Wiltshire SP1 1HE**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Vacant City Centre Commercial Opportunity in Historic Cathedral City

www.acuitus.co.uk

Lot 38, 9-11 Brown Street, Salisbury,
Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



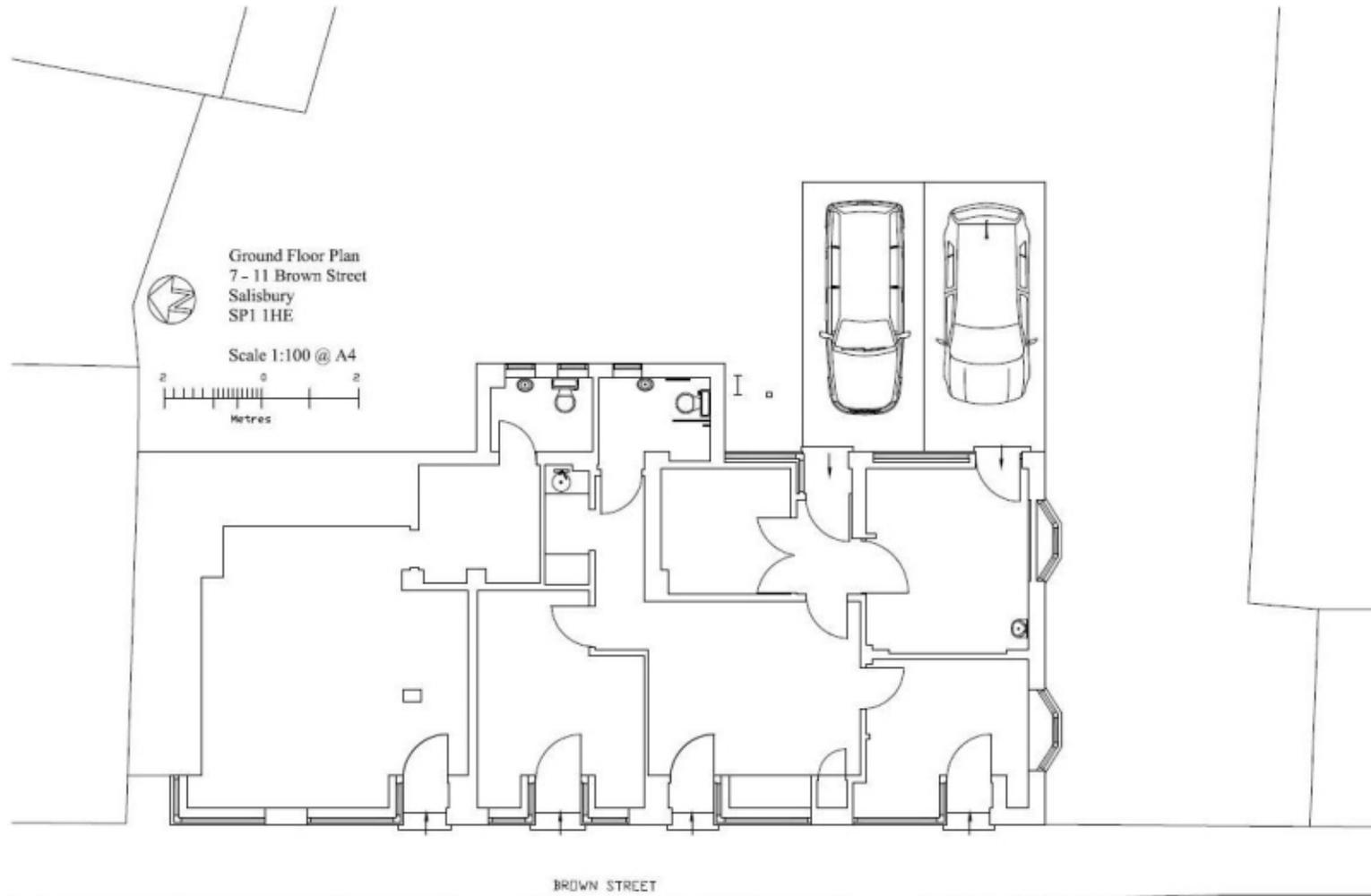
Vacant City Centre Commercial Opportunity in Historic Cathedral City

www.acuitus.co.uk

Lot 38, 9-11 Brown Street, Salisbury,

Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Lot 38, 9-11 Brown Street, Salisbury,

Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Vacant City Centre Commercial Opportunity in Historic Cathedral City

www.acutus.co.uk

Lot 38, 9-11 Brown Street, Salisbury, Wiltshire SP1 1HE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP
7th Floor, 125 Colmore Row,
Birmingham
B3 3SH

Beth McArdle
+44 (0)370 086 4134
beth.mcardle@shoosmiths.com

Harriet Gallot
+44 (0)370 086 4134
harriet.gallot@shoosmiths.com

Associate Auctioneers



Fisher German
Global House
Hindlip Lane
Worcester
WR3 8SB

Lauren Allcoat
01905 728449
lauren.allcoat@fishergerman.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024