

Myddelton&Major

FOR SALE



Unit 15, Parkers Close,
Downton Business Centre,
Downton, SP5 3RB

Business/Industrial Unit
4227 sq ft (392.68 sq m)

Business/Industrial Unit
on Established Industrial
Estate



Location

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Downton is situated about 6 miles south of Salisbury on the A338, which links Salisbury with Bournemouth and Poole (23 miles). It is 16 miles from Southampton via the M27.

Downton Business Centre is situated on the northern edge of the village with excellent access off of the A338 Salisbury to Bournemouth road.

Unit 15 is in the centre of Parkers Close, adjoining other similar units.

Description

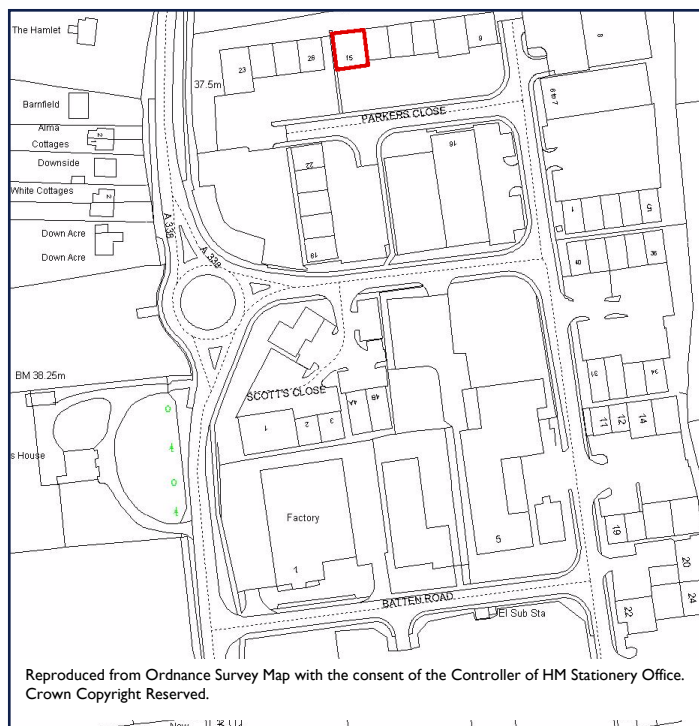
The property comprises an end of terrace business/industrial unit of steel portal frame construction, with insulated profile steel cladding to walls and roof and part brick and blockwork elevations.

Internally, the building has been fitted out to provide ground and first floor office accommodation. This has been completed to a high standard to include LED lighting, air conditioning, fitted carpets and perimeter trunking. There are male and female cloakrooms on ground and first floor, together with kitchen facilities. The building was originally an industrial/warehouse unit before fitting out and could be modified back to this use, if required.

To the front of the building is a forecourt providing up to 15 car parking spaces.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.



Price

£465,000.

VAT

VAT is payable on the sale price.

Business Rates

Rateable Value: £30,750.*

Rates payable for year ending 31/03/26: £15,344.25.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Services

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Energy Performance

The property has an EPC rating of B46.

Viewing

Strictly by appointment only.

Ref: DS/JW/17350-15

Accommodation

Ground Floor	2143 sq ft	(199.08 sq m)
First Floor	2084 sq ft	(193.60 sq m)
Total	4227 sq ft	(392.68 sq m)

Tenure

Freehold.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Estate.

Money Laundering Regulations

Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

Disclaimer

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