

**The Hall, 4 New Street,  
Salisbury, SP1 2QJ**

Prestigious City Centre Office Building

D1 Medical Use Consented

6777 sq ft

(629.60 sq m)

**For Sale or To Let**



## LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). 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) (Source: The AA).

## SITUATION

The Hall is situated at the heart of the City Centre in a prominent position adjacent to the Old George Mall multi-storey car park and overlooks the White Hart Hotel. All essential City Centre amenities are within a short walk.

## DESCRIPTION

The Hall comprises a prestigious Grade I Listed 18th Century building. It is arranged to provide offices over ground, first and second floors in spacious, well proportioned rooms with period character.

The building is served by a feature entrance reception, with individual offices and suites of rooms arranged on ground, first and second floors. The offices are carpeted, have electric night storage heating and Category II lighting.

There are male and female cloakroom facilities and kitchen facilities.

## ACCOMMODATION

Ground Floor	2470 sq ft	(229.46 sq m)
First Floor	2047 sq ft	(190.17 sq m)
Second Floor	2260 sq ft	(209.95 sq m)
<b>Total</b>	<b>6777 sq ft</b>	<b>(629.60 sq m)</b>

## TENURE

Freehold or New Lease.

## LEASE TERMS

A new full repairing and insuring lease for term to be agreed, subject to periodic upward only rent reviews.

## PRICE

£775,000.

## RENT

£60,000 per annum exclusive.

## VAT

Price/rent exclusive of VAT (if applied).

## BUSINESS RATES

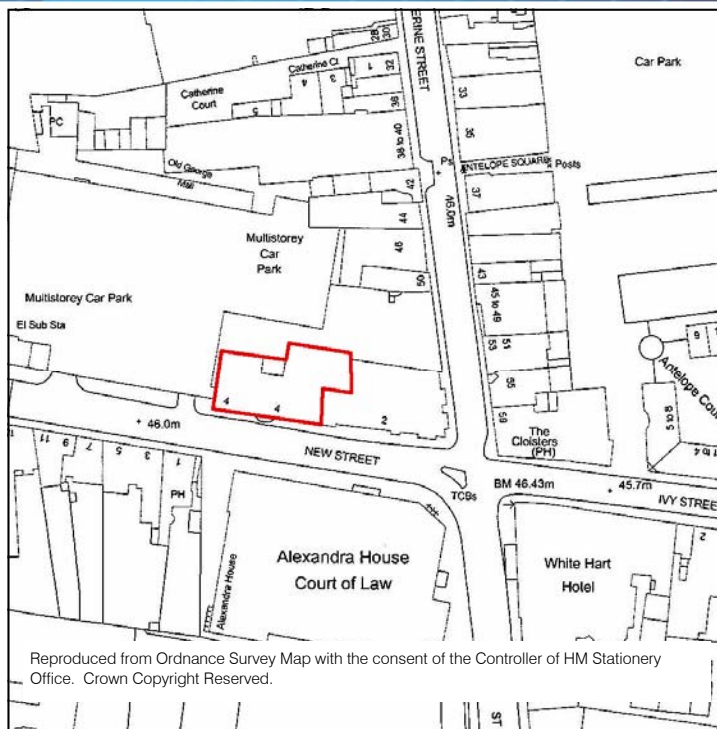
The property is currently assessed as individual rooms for business rates purposes. More details available on request.\*

\*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.



## PLANNING

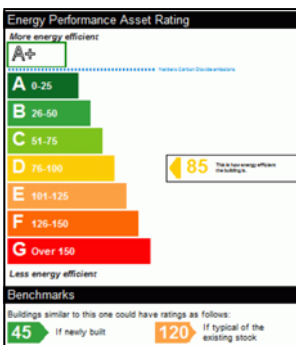
The building has planning consent for use as offices within Class B1, education and training and D1 medical uses. Further details on request. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/5736

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.leasingbusinesspremisses.co.uk](http://www.leasingbusinesspremisses.co.uk).

## DISCLAIMER

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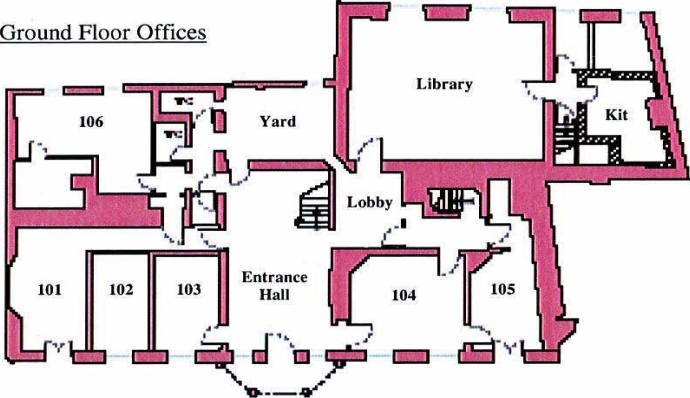




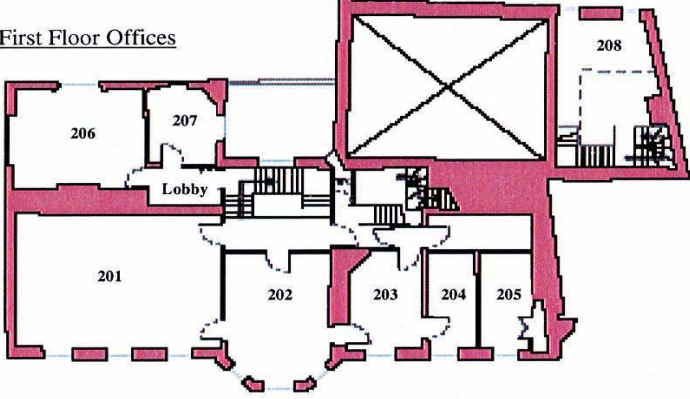


# Floor Area Plan

Ground Floor Offices



First Floor Offices



Second Floor Offices

