

# Lot 19, 12-14 Butcher Row and 6-7 Ox Row, Salisbury, Wiltshire SP1 1EP

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Dual Frontage Freehold Retail Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Wiltshire SP1 1EP

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### Property Information

#### Dual Frontage Freehold Retail Investment

- Let to Costa Limited (t/a Costa Coffee) since 2007
- Dual Frontage Retail unit and Self-Contained Vacant offices on the First and Second Floors
- Total Approximate Floor Area 368.99 sq m (3,972 sq ft)
- Residential Conversion Potential of Vacant Offices (Subject to Consents)
- Upper floors benefit from 2 entrances, allowing the 1st and 2nd floors to be split
- Listed Property - Benefits from Vacant Rates Relief
- Neighbouring occupiers include Crew Clothing Company, L'Occitane, Pret A Manger, Gail's Bakery, Nando's and Goldsmiths

#### Lot

19

#### Auction

26th March 2026

#### Rent

£63,000 per Annum Exclusive  
With Self-Contained Offices

#### Sector

High Street Retail

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

24 miles south-east of Southampton, 28 miles north of Bournemouth, 42 miles south-east of Bath

##### Roads

A36, A338, A3094, A354

##### Rail

Salisbury Railway Station (approx. 90 mins to London Waterloo)

##### Air

Southampton Airport, Bournemouth International Airport

#### Situation

The property is prominently situated in a prime retail trading position on the north side of Butcher Row, which forms part of the city's primary retailing quarter. The property benefits from being opposite Salisbury Market Place and within walking distance to Old George Shopping Mall, with retailers including Card Factory, H&M, Superdrug and Marks & Spencer. Other neighbouring occupiers include Crew Clothing Company, L'Occitane, Pret A Manger, Gail's Bakery, Nando's and Goldsmiths.

#### Tenure

Freehold.

#### EPC

6 - 7 Ox Row = Band B (upper floors) 12-14 Butcher Row = Band C (ground floor)

#### Description

The property is a highly attractive Grade II listed mixed used building, benefiting from a dual Retail frontage onto Butcher and Ox Row/Market Place and comprises a retail unit on the ground floor and ancillary accommodation in the basement. The property also benefits from self contained offices on the first and second floors which are accessed from Ox Row and may be suitable for residential conversion, subject to obtaining the necessary consents. The upper floors benefit from two entrances, allowing the 1st and 2nd floors to be separated into self contained units.

#### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	116.20 27.50 (1)	(1,251) (296) (1)	COSTA LIMITED (CRN: 01270695) (2)	10 years from 23/06/2017	£63,000	N/A (22/06/2027)
First Second	Offices Offices	114.46 110.83	(1,232) (1,193)	VACANT POSSESSION	-	-	-
<b>Total Approximate Commercial Floor Areas</b>		<b>368.99</b>	<b>(3,972)</b>			<b>£63,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Costa Limited (CRN 01270695) are owned by The Coca-Cola Company incorporated in the USA; see [www.coca-colacompany.com/brands](http://www.coca-colacompany.com/brands). For the year ending 31st December 2024, Costa Limited (CRN: 01270695) reported a Revenue of £1,231,795,000, Pre-Tax Profit of £65,046,000 and Net Assets of £263,990,000 (Annual Report and Financial Statements as published in Companies House: 18/02/2026).

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## Contacts

### Acuitus

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### Seller's Solicitors

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