

Lot 16, 12-14 Butcher Row and 6-7 Ox Row, Salisbury, Wiltshire SP1 1EP

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Freehold Dual Frontage Retail Investment with Residential Potential of Vacant Upper Floors

www.acuitus.co.uk

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Property Information

Freehold Dual Frontage Retail Investment with Residential Potential of Vacant Upper Floors

- Shop Let to Costa Limited (t/a Costa Coffee) since 2007
- Dual Frontage Retail unit and Self-Contained Vacant restaurant on the First Floor and a Vacant office on the Second Floor
- Total Approximate Floor Area 352.40 sq m (3,794 sq ft)
- Residential Conversion Potential of Vacant Upper Floors (Subject to Consents)
- Upper floors benefit from 2 entrances, allowing the First and Second floors to be split
- Listed Property - Benefits from Vacant Rates Relief
- VAT-free Investment
- Neighbouring occupiers include Crew Clothing Company, L'Occitane, Pret A Manger, Gail's Bakery, Nando's and Goldsmiths

Lot 16 **Auction** 6th May 2026

Rent
£63,000 per Annum Exclusive
With 2,247 sq ft Vacant Self-Contained Upper Floors

Sector Retail, Development **Status** Available

On Behalf of a Major Investment Fund **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 with dual frontage to Ox Row and Butcher Row 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 Row 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 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	(1,251) (296)	COSTA LIMITED (CRN: 01270695) (1)	10 years from 23/06/2017	£63,000	N/A (22/06/2027)
First Second	Restaurant Offices/Storage	113.50 95.20	(1,222) (1,025)	VACANT POSSESSION	-	-	-
Total Approximate Commercial Floor Areas		352.40	(3,794)			£63,000	

The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(1) Costa Limited (CRN 01270695) are owned by The Coca-Cola Company incorporated in the USA; see 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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First Floor

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2024