

# Lot 14

Vacant Possession

## 141 Castle Street, Salisbury, Wiltshire SP1 3TB

Major Freehold City Centre Development Opportunity, with Planning for 66 flats (1)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	1,326 sq m	(14,273 sq ft)	Vacant
First	Office	960 sq m	(10,334 sq ft)	
Second	Office	1,092 sq m	(11,754 sq ft)	
Third	Office	294 sq m	(3,165 sq ft)	
Ground	Garage	66 sq m	(710 sq ft)	
<b>Total</b>		<b>3,738 sq m</b>	<b>(40,236 sq ft)</b>	

### Planning (1)

Planning permission granted for demolition of existing office building and redevelopment of site as 66 number purposed built flats in two blocks, with associated parking, landscaping, amenity space and dedicated site access. (comprises 25 x 1 bed / 36 x 2 beds / 5 x 3 beds) Permission expires December 2022 and has no requirement for affordable housing. (Application Ref: 18/12068/FUL) ([www.wiltshire.gov.uk/planning-applications-search](http://www.wiltshire.gov.uk/planning-applications-search))

Approval granted for the Change of Use of Class B1(a) (Offices) to C3 (Residential) to Provide 51 no. Residential Units and 43 no. Parking Spaces. Approval expires November 2020 (Application Ref 17/08925/PNCOU) ([www.wiltshire.gov.uk/planning-applications-search](http://www.wiltshire.gov.uk/planning-applications-search))

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### Key Details

- Prime Freehold Development in attractive and popular cathedral city
- 40,236 sq ft vacant office with 40 car parking spaces
- Site of 1.15 acres
- Planning Permission for 66 Flats, expires Dec 2022 (1)
- VAT-free investment

### Location

**Miles:** 22 miles north-west of Southampton  
31 miles south-east of Bath  
88 miles west of London  
8 miles south of Stonehenge

**Roads:** A30, A36, A354

**Rail:** Salisbury Railway Station  
(approx 90 mins to London Waterloo)

**Air:** Bournemouth International Airport

### Situation

Salisbury is a major commercial and tourist cathedral city, 8 miles south of Stonehenge, 22 miles north-west of Southampton, 31 miles south-east of Bath and 88 miles west of London. The city has good communications, being south of the A303 and served by the A30, A36, A338 and A354, and also benefits from rail services to London (approx 90 minutes) and the South West. The property is located on Castle Street, close to its junction with Wyndham Road. Market Square, Old George Mall Shopping centre, The Maltings Shopping parade and Salisbury theatre are all within a short walk.

### Description

The property comprises a four storey purpose built office with on site car parking for 40 cars on a site of approx. 1.15 acres (0.47 hectares). There is an electrical substation on site.

### Tenure

Freehold.

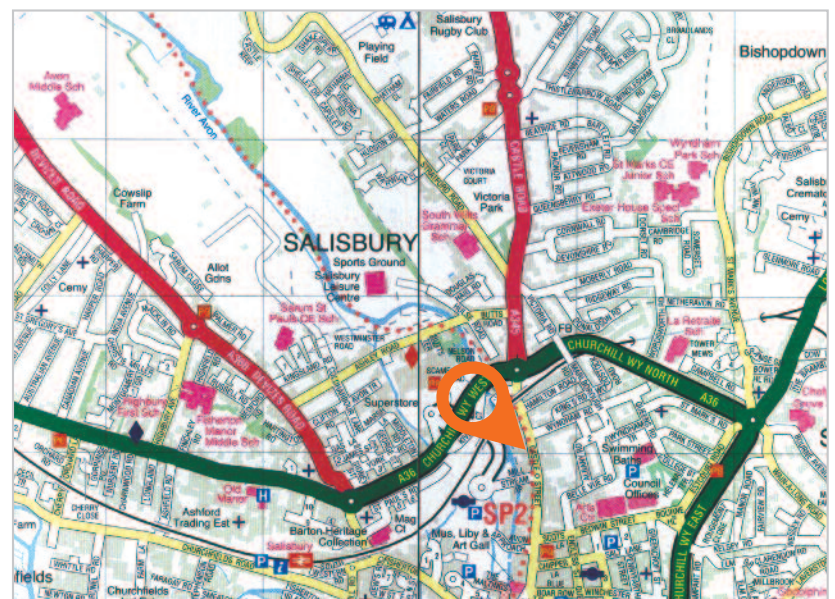
### VAT

VAT is not applicable to this lot.

### Eight Week Completion

### Energy Performance Certificate

Band E. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)



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