



FISHERTON MILL

GALLERY • CAFE • STUDIOS

Unique Opportunity to Acquire Freehold Lifestyle Business in the heart of Salisbury.

Substantial **'value add' opportunity** for further income improvement, break-up, changes of use and development.



10121 SQ FT AND 940.70 SQM

FISHERTON MILL, 108 FISHERTON STREET, SALISBURY, WILTSHIRE SP2 7QY



The History Bookshop

FISHERTON MILL

DISCOVER MORE
ON THE FIRST FLOOR
studios • exhibitions • workshops • homewares
INDEPENDENT CREATIVE STUDIOS

fisherton framing
BEAUTIFUL FRAMING SERVICE





THE LARGEST INDEPENDENT ART GALLERY, CAFÉ & STUDIOS IN WILTSHIRE

Fisherton Mill, an airy and spacious converted Victorian grain mill, an iconic setting to browse, shop and eat in a unique atmosphere which is complemented by an outside courtyard which offers alfresco continental ambience.

Of interest to “Lifestyle” business operators looking for a combination of investment income, superb living space and a thriving business in the creative and leisure sector.

Also of interest to investors and developers with substantial “value add” opportunity for further income improvement, break-up, changes of use and development.

The Mill currently provides a superb loft style four bedroom living space which has massive “Airbnb” potential due to its central location, close to the train station, Cathedral and further afield attractions like Stonehenge and Bath.

The business has scope to extend its offering, increase range of food, enhanced opening hours and more, making this an attractive proposition for a successful entrepreneur.

The asset is held in two titles giving scope for two separate lots, which could then appeal to two dynamic buyer markets.



THE OPPORTUNITY

Key Business Points

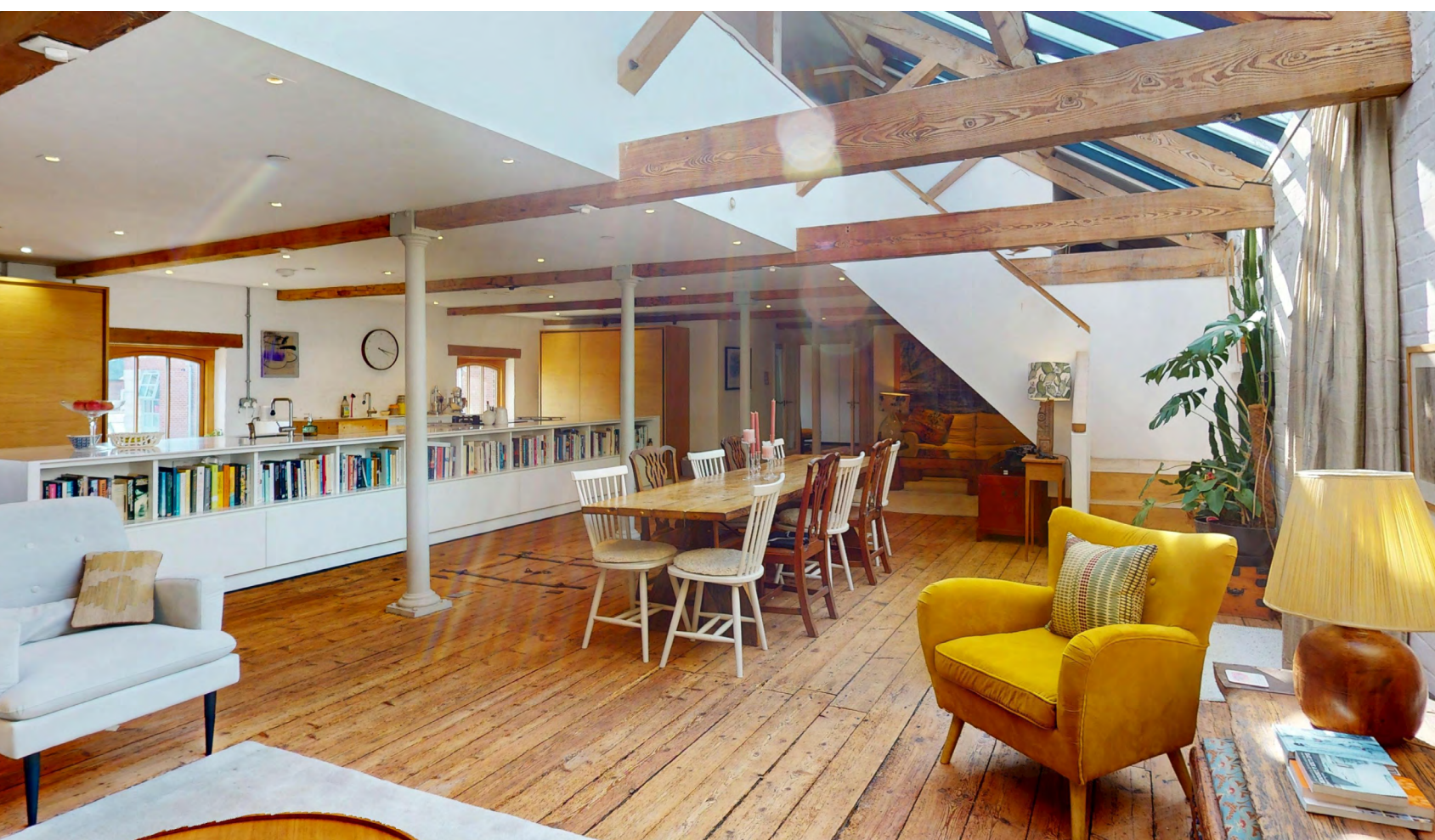
- Owner operated business with possibility of continuation or leasing
- Massive up-side potential for enhancing through food & beverage offering, hours, events and more.
- First floor studios let on inclusive licences
- Ground floor gallery offered as event space with scope to maximise income
- Extensive 4-bedroom 354.68 Sq. M. flat arranged over 2nd & 3rd floor with huge Airbnb / holiday let potential.
- Ability to secure 'The Archway' at an additional cost to diversify income through fully let residential buy-to-lets.
- Fisherton Mill benefits from an Alcohol Premises License which also permits live music. Full license details available on request.





EXTENSIVE TOP FLOOR FLAT - 'THE LOFT'

- Arranged over 2nd and 3rd floor
- Gross Internal Area - **3,816 Sq. Ft. (354.68 Sq. M.)**
- **Large open-plan kitchen, lounge, diner** with substantial bathroom serving the floor
- **4 Double Bedrooms**
- Master bedroom with **en-suite and sauna**
- Excellent natural light provided by the large roof light
- **Utility room and office on 2nd floor.**



TENANCY SCHEDULE

Fisherton Mill

Unit	Tenant	Sq M	Sq Ft	Rent	EPC	RV/Council Tax	Comments
Café (Ground Floor)	N/A	113.23	1218	£24,000	N/A	£16,500	Business run by landlord
The Gallery (Ground Floor)	N/A	107.68	1159	£15,000	N/A	£1,850	Business run by landlord
Exhibition and Workshop Room (FF)	Various	44.60	480	£12,100	N/A	-	Event hire average earnings over 2 years
First Floor Studio	Soletrader	11.6	125	£5,340	N/A	N/A	Licence
First Floor Studio	Soletrader	11.3	122	£5,196	N/A	N/A	Licence
First Floor Studio	Soletrader	12.8	138	£6,060	N/A	N/A	Licence
First Floor Studio	Soletrader	15.7	169	£6,888	N/A	N/A	Licence
First Floor Studio	Soletrader	18	194	£7,968	N/A	N/A	Licence
First Floor Studio	Soletrader	13.2	142	£6,108	N/A	N/A	Licence
First Floor Studio	Soletrader	17	183	£7,608	N/A	N/A	Licence
First Floor Studio	Soletrader	16	172	£4,284	N/A	N/A	Licence
First Floor Studio	Soletrader	5.2	56	£2,592	N/A	N/A	Licence
First Floor Studio	Soletrader	14.5	156	£6,360	N/A	N/A	Licence
Unit 1&2 Courtyard	Fisherton Framing	72.42	779	£22,104	C (66)	N/A	Licence + Car Parking
Unit 3 Courtyard	The History Bookshop	32.25	347	£8,844	N/A	N/A	Licence
Ground Floor	Various	233.81	2516	See above	B (36)	Various	Total GIA
First Floor	See above	280.99	3023	See above	B (36)	£11,000	Total GIA
Top Floor Flat	Owner's Accommodation	354.68	3816	N/A	C (71)	D	Currently occupied by landlord
Total		940.70	10121	£140,452			GIA is total of items in bold.

Café and Gallery Business - Fisherton Mill

Turnover	2024/25	2023/24	2022/23
Café	£465,440.00	£425,711.00	£372,804.00
Gallery	£252,219.00	£257,332.00	£258,001.00
Operating Profit			
Café	£78,079.00	£77,388.00	£45,222.00
Gallery	£23,741.00	£18,912.00	£27,464.00
Total Income			
Café + Gallery	£101,820.00	£96,300.00	£72,686.00

Fisherton Mill

The Archway

THE ARCHWAY

The Archway is a mixed-use investment opportunity which is attractive due to the main road access through to Fisherton Mill.

It features 3 commercial units at ground floor level and 4 residential flats at first and second floor.

There are three one-bedroom flats and one two-bedroom flat which are currently let on assured shorthold tenancy agreements.

The Archway is only available in addition to Fisherton Mill, not as a separate lot.

THE ARCHWAY

Current Rent Receivable

£64,716 per annum (£67,116 disregarding incentives per annum when fully occupied).

Total Rent Receivable with Fisherton Mill

£205,168 per annum - excluding 'The Loft' and profit from business.



TENANCY SCHEDULE

The Archway

Unit	Tenant	Sq M	Sq Ft	Start	Expiry	Term	Rent	EPC	RV/Council Tax	Comments
Flat 1	Private Individual	64	689	10/24/2022	Holding over	6 months	£10,200	D (58)	A	2 Bedroom Flat - AST
Flat 2	Private Individual	47	506	5/27/2020	Holding over	6 months	£9,180	E (46)	A	1 Bedroom Flat - AST
Flat 3	Private Individual	69	742	2/10/2023	Holding over	6 months	£9,600	E (45)	A	1 Bedroom Flat - AST
Flat 4	Private Individual	46	495	1/1/2024	Holding over	6 months	£9,600	E (47)	A	1 Bedroom Flat - AST
Unit 1 The Archway	Forgeworks Architect	16.91	182	-	-	-	£9,456	B (44)	£1,850	Licence
Unit 2 The Archway	Medical Aesthetics Business	21.07	227	-	-	12 months	£7,140	B (44)	£2,325	Rising to £695 PCM in December and £795 in March
Unit 3 The Archway	Bridal Boutique	14.4	155	-	-	-	£9,540	C (67)	£1,625	Licence
Total		278.38	2995				£64,716			£64,092 disregarding incentives fully occupied

PRICING

Fisherton Mill is available as a standalone opportunity, at a guide price of £2,200,000 for the freehold.

ADDITIONAL OPPORTUNITY

The Archway is available in addition to Fisherton Mill as an add-on opportunity, at a guide price of £1,000,000 for the freehold.

FREEHOLD TITLES

Fisherton Mill - Title Number WT239669

The Archway - Title Number WT263792

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

Transfer of Undertakings (Protection of Employment), also known as TUPE will apply to the sale of Fisherton Mill. Interested parties to make their own enquiries.

Anti-Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

VAT

It is understood that VAT is not applicable to this transaction.



PLANNING / USE CLASS

It is understood that Fisherton Mill benefits from Class E planning use while the upper floor flat benefits from Class C3 planning use.

The Archway commercial units benefit from Class E planning use with the upper floors benefiting from Class C3 planning use.

All interested parties must make their own enquiries to ensure the validity of the above.

Extension Opportunity

Planning consent for an extension of Fisherton Mill to incorporate a larger ground floor kitchen area and 1 new studio room, with an additional 3 studio rooms at first floor was approved on 17th June 2013 which we are informed has been partially implemented.

VIEWING & FURTHER INFORMATION:

Viewing strictly by prior appointment:



Duane Walker

07880 700 995

dwalker@mavarealestate.co.uk



Ben Simpkin

07871 373 069

bsimpkin@mavarealestate.co.uk

FISHERTON MILL, 108 FISHERTON STREET, SALISBURY, WILTSHIRE SP2 7QY

