

FOR SALE BY AUCTION - 19 JUNE 2026



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Freehold Retail/Office Property
1188 sq ft (110.37 sq m)

- Central Trading Position
- Close to High Street
- Full Vacant Possession
- Potential for Letting
- Suit Owner Occupier or Investor
- Price not Subject to VAT
- Rare Freehold Opportunity

Crane Street, Salisbury

89 Crane Street, Salisbury, SP1 2PU



LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

The property occupies a central trading position fronting Crane Street, close to the junction with High Street and New Street, with other nearby occupiers including Old Sarum Tattoo Studio, Prezzo Restaurant, Fifty Six Gifts & Post Office, The Old Ale House Pub, Shaw Trust Charity Shop, Sonder Café and Halifax Bank.

DESCRIPTION

The premises comprise a Grade II* Listed Building arranged as a ground floor retail sales office, with rear ancillary office/storage, together with additional ancillary offices and staff kitchen facilities on first floor and with an additional office space at second floor.

PLANNING

The premises have been used as an Estate Agents office, now within Class E (economic business and services) use. 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: 0300 456 0114.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Gross Frontage	18' 3"	(5.56 m)
Net Frontage	16' 6"	(5.03 m)
Internal Width (max)	14' 11"	(4.55 m)
Shop Depth (max)	24' 7"	(7.49 m)
Net Sales Area	270 sq ft	(25.08 sq m)
Rear Office/Store	140 sq ft	(13.01 sq m)
Separate WC		
First Floor		
Offices	501 sq ft	(46.54 sq m)
Lobby/Store	34 sq ft	(3.16 sq m)
Staff Kitchen	40 sq ft	(3.72 sq m)
Separate WC		
Second Floor		
Office	203 sq ft	(18.86 sq m)
Total Net Area	1188 sq ft	(110.37 sq m)

TENURE

Freehold with full vacant possession.

AUCTION SALE

The property is to be sold by auction through joint Auctioneers Symonds & Sampson on 19 June 2026. Guide Price: £120,000 plus.

To register for the auction contact Jan Merriott MRICS at Symonds & Sampson 01305 261008 www.symondsandsampson.co.uk.

VAT

VAT is not payable on the sale price.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

