



## FOR SALE

Retail & Residential Investment  
Producing £17,322 per annum  
Potential for £28,122 per annum

- Close to City Centre
- Strong Residential Location
- Good Rental Potential
- Lower Mixed Use Stamp Duty

# Harnham Road, Salisbury

1 Harnham Road & 2/2A Ayleswade Road, Salisbury, SP2 8JG

## 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 is situated on the corner of Harnham Road and Ayleswade Road on the southern edge of the City Centre. It lies in a residential district, within easy walking distance of the City Centre and near the Cathedral Close.

## DESCRIPTION

The property comprises a detached building of brick elevations under a pitched tiled roof. It is arranged as a ground floor retail shop with storage above and two flats.

The shop has a corner frontage, ground floor sales area and first floor used as storeroom and staff facilities.

2 Ayleswade Road comprises a ground floor flat, with large reception room, double bedroom, bathroom and kitchen. It has fitted carpets and electric heating.

2A Ayleswade Road comprises a first and second floor flat with self contained ground floor entrance lobby and is arranged as living room, dining room, kitchen, bathroom, with a second floor attic bedroom.

**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.

## PLANNING

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.

## ACCOMMODATION

### 1 Harnham Road

Ground Floor		
Sales	<b>426 sq ft</b>	(39.58 sq m)
First Floor		
Storage	<b>260 sq ft</b>	(24.15 sq m)

### 2 Ayleswade Road

Living Room, Bedroom, Kitchen, Bathroom

### 2A Ayleswade Road

Living Room, Bedroom, Kitchen, Bathroom

## TENURE

Freehold, subject to existing leases.

NB: There is a 999 year lease of No. 2 Ayleswade Road, in control of the freeholder. See separate tenancy schedule.

## PRICE

£380,000.

## VAT

VAT is not payable on the sale price.

## BUSINESS RATES

1 Harnham Road - Rateable Value: £4,500.\*  
Rates payable for year ending 31/03/26:  
£2,245.50.\*\*

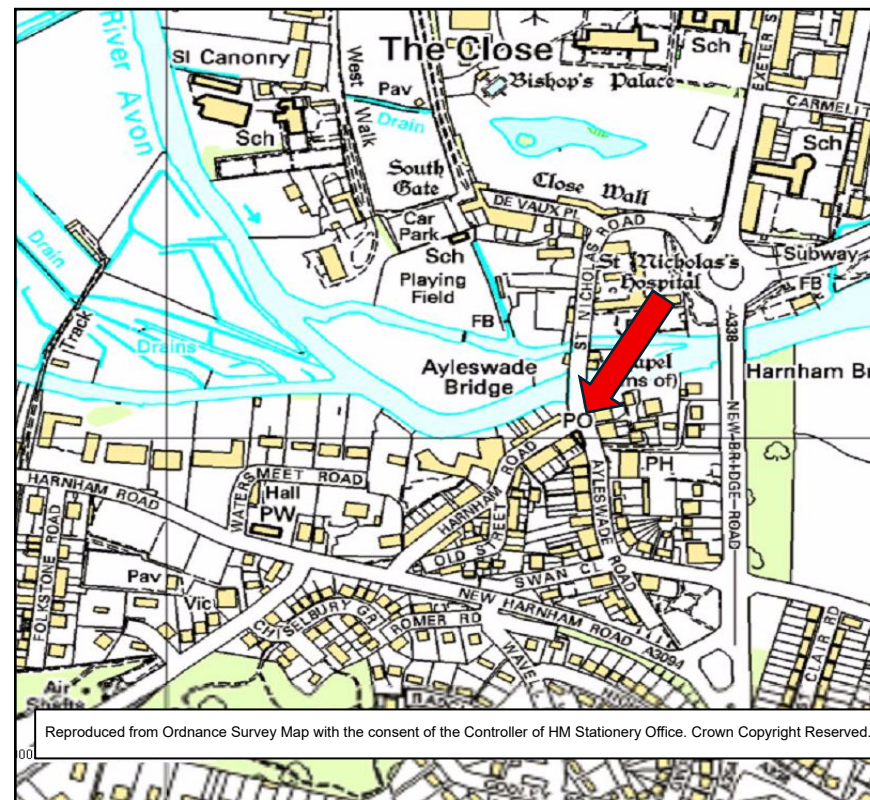
2 Ayleswade Road - Council Tax Band B.

2A Ayleswade Road - Council Tax Band B.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief'.

**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](http://www.rics.org).



## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

1 Harnham Road has an EPC rating of B50.

2 Ayleswade Road has an EPC rating of G18 (exemption filed, further details on request).

2A Ayleswade Road has an EPC rating of E45.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/13399

**Disclaimer** Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

# Tenancy Schedule

1 Harnham Road & 2/2A Ayleswade Road, Salisbury, SP2 8JG

Property Address	Tenant	Term	Rent (£/pa)
1 Harnham Road (Ground Floor Shop)	A Singh	10 years with effect from 28 July 2023 on an internal repairing plus insuring basis, with an upward only rent review at the end of the 5 <sup>th</sup> year of the term and tenant break on 28 July 2026 on 6 months notice. Contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).	£9,000
2 Ayleswade Road (GF Flat)	Vacant	-	Estimated ERV £10,800 pa (£900 pcm)
2A Ayleswade Road (FF/2F Flat)	Mrs A B	Regulated Tenancy	£8,322
<b>Total Current Income</b> <b>Total Potential Income</b> <b>Initial Yield</b> <b>Potential Yield</b> <b>Net costs</b> <b>at 3.99%</b>			<b>£17,322</b> <b>£28,122</b> <b>4.38%</b> <b>7.12%</b> <b>at 3.99%</b>