

**2 North Station Yard,
Warminster Road, Wilton, SP2 0AT**

Showroom & Warehouse

6621 sq ft

(615.11 sq m)

For Sale



LOCATION

Wilton is a small historic market town situated 3 miles west of the Cathedral City of Salisbury. The town is at the junction of the A36 Bristol/Southampton and A30 Shaftesbury and West Country trunk roads.

SITUATION

North Station Yard is situated on the north western edge of the town, with direct access onto the A36 Southampton to Bristol trunk route.

DESCRIPTION

The property comprises a former GWR railway building of brick elevations under a pitched, insulated, profile steel clad roof. The building has been extensively fitted out by the previous occupier to provide ground and first floor accommodation, which has suspended ceilings with recessed Category II lighting and fitted carpets. On the ground floor there is a kitchen, private office and WC. At first floor the accommodation is open to the eaves with suspended Category II lighting and fitted carpets. There are LPG fired space heaters to the first floor and radiator heating to the ground floor.

To the rear of the building there is extension providing further storage space on concrete block construction.

Outside the building there is a concrete apron forecourt providing car parking and access.

ACCOMMODATION

Ground Floor	2947 sq ft	(273.77 sq m)
Office	135 sq ft	(12.54 sq m)
Kitchen	95 sq ft	(8.82 sq m)
Rear Store	497 sq ft	(46.17 sq m)

Sub Total 3674 sq ft (314.32 sq m)

First Floor 2947 sq ft (273.77 sq m)

TOTAL 6621 sq ft (615.11 sq m)

TENURE

Freehold.

PRICE

£575,000.

VAT

Price exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £28,250.*

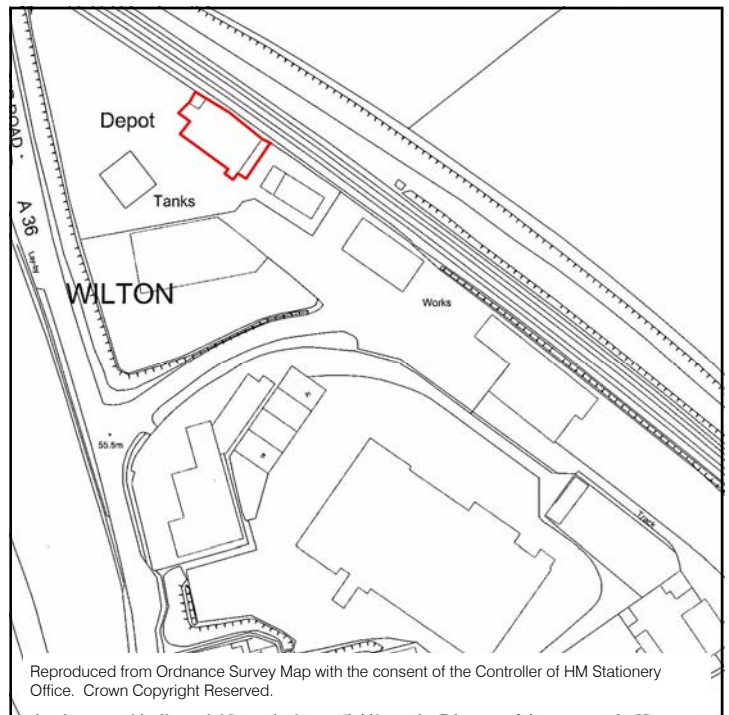
Rates payable for year ending 31/03/16: £13,927.25.

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

SERVICES

Mains electricity (3 phase), 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.



PLANNING

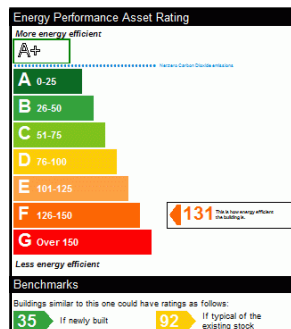
The property previously had planning consent for use for the sale of equestrian products and when that use ceases, the use reverts to B8 (storage and distribution). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/11566-2

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

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