

## Description

The property comprises a redundant church, built in approximately 1960, of brick elevations under a tiled roof. The property provides an open plan layout, open to the eaves and has kitchen, storeroom and WC.

The property comprises a site totalling 0.35 acres (0.14 ha), which is laid out to provide car parking for approximately 16 cars, together with landscaped areas.

## Accommodation

A summary of floor areas is set out below:-

Gross Internal Floor Area     **2589 sq ft** (240.52 sq m)

## 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.

## Planning

We understand the current use of the property falls within Class D1 of the Town & Country Planning Use Classes Order 1987. The property has the potential to be used for other purposes, subject to the grant of planning consent.

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Salisbury District Council Planning Department, 61 Wyndham Road, Salisbury, SP1 3AH. Tel: 01722 434327.

## Business Rates

To be assessed.

## Tenure

Freehold.

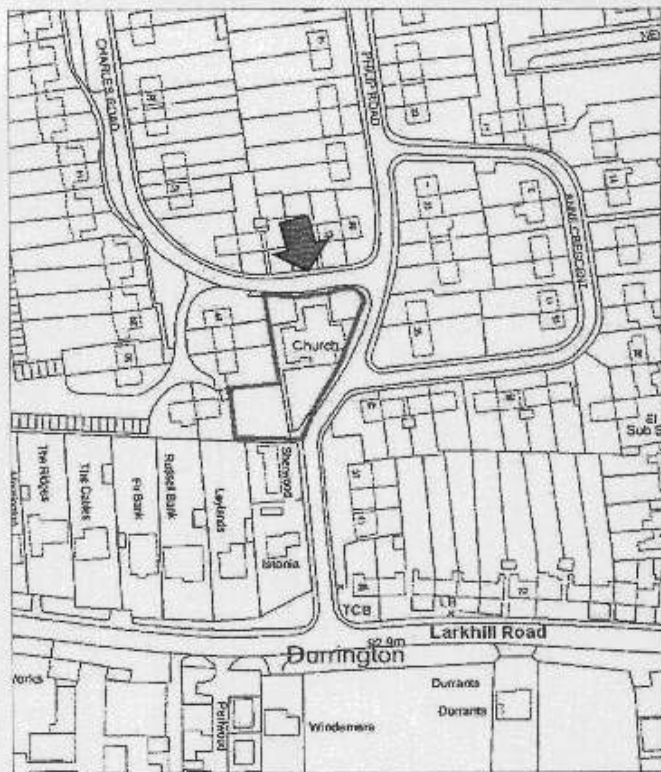
We understand that the property is subject to a restrictive covenant, limiting the use to that of a church, however, our clients will undertake to lift this restriction prior to completion of a sale.

## Price

Offers Invited

## VAT

Price exclusive of VAT (if applied).



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## Code of Practice

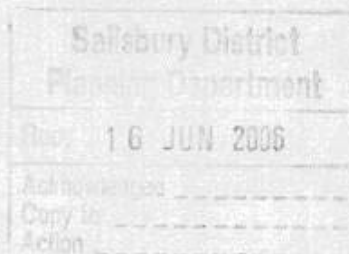
You should be aware that the Code of Practice on commercial leases in England and Wales recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Viewing

By appointment only please, through: Myddelton & Major, 49 High Street, Salisbury, Wiltshire SP1 2PD.  
Tel: 01722 337577 Fax: 01722 411265  
E-Mail: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)  
Web-Site: [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)  
Contact: Dean Speer or Andrew Brown

Ref: PH/DS/JW/16768

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