



Chartered Surveyors &
Commercial Property Consultants

DUE TO RELOCATION TO LARGER PREMISES

PRIME RETAIL SPACE

TO LET

**114 HIGH STREET, MARLBOROUGH
WILTSHIRE, SN8 1LT**

1,425 SQ FT (132.38 SQ M)



**CURRENTLY JOINED TO 115 HIGH STREET GIVING A TOTAL SIZE OF
2,561 SQ. FT. BOTH SHOPS ARE AVAILABLE**

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is situated within the heart of Marlborough, Wiltshire. Nearby occupiers include Susie Watson Designs, Waitrose, Caffè Nero, Pizza Express, Rick Stein and The White Company.

DESCRIPTION

The property comprises a prominent ground floor retail unit which is fitted out for use with internal stairs to a sales basement.

The basement is fitted out as a sales space and includes tenant's fit out.

Amenities include:-

* Spot Lighting

* Air conditioning

* Feature fire place

* Timber Panelled walls

ACCOMMODATION

	Sq. M.	Sq. Ft.
Basement	38.482	414
Retail space	93.917	1,011
Total	132.38	1,425

Currently joined to 115 High Street giving a total size of 2,561 sq. ft. both shops are available.

RATING ASSESSMENT

Rateable Value £59,500 Rates Payable £30,464 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The property is held on a lease which expires 4th January 2029, the passing rent is £50,000 per annum. The property is currently available separately, or together with the adjoining premises. The premises are currently managed as one unit, but have separate leases and separate services and facilities.

VAT is not applicable to the rent.

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LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
December 2023



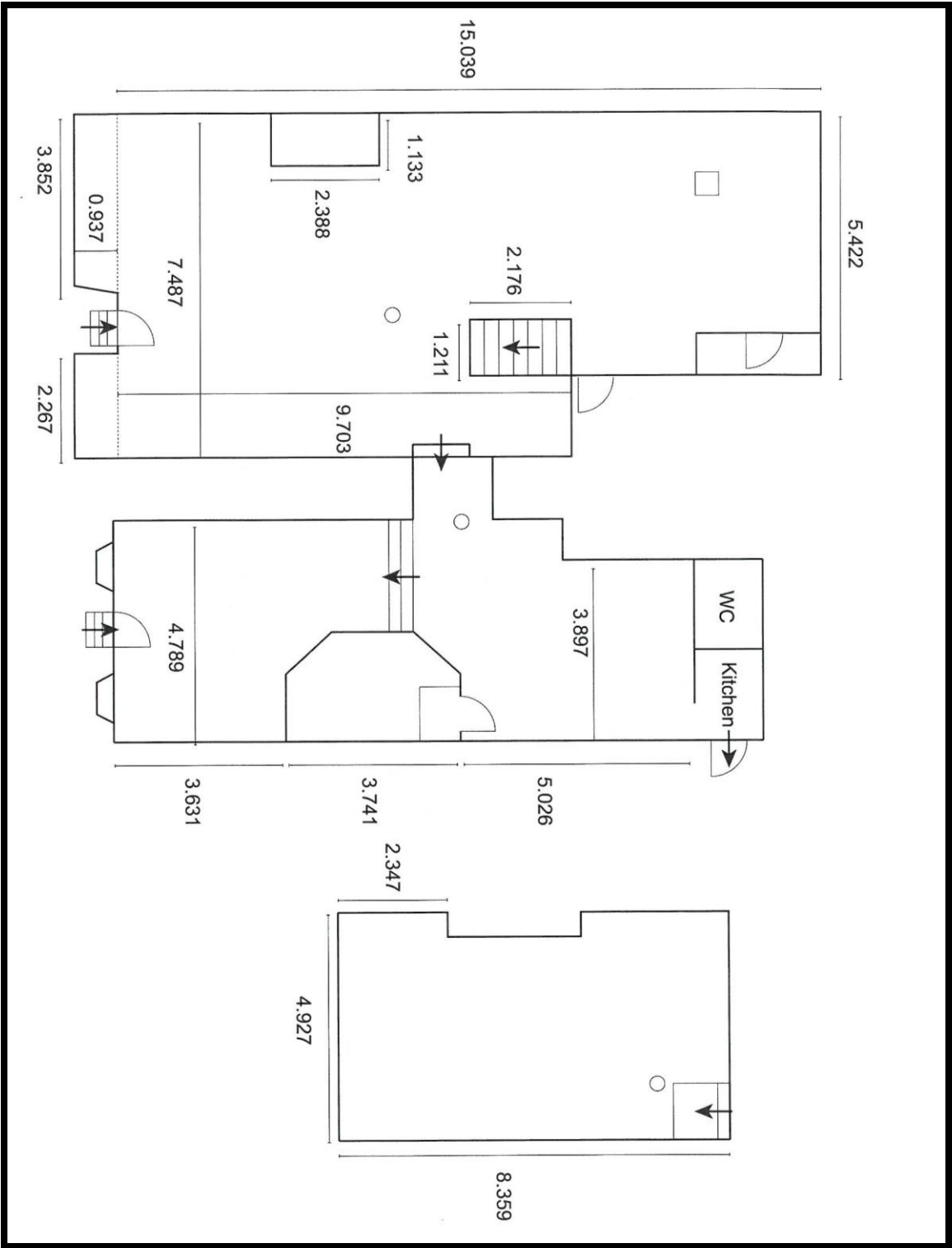
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Floor Plan 114 & 115 High Street, Marlborough plus Basement plan of 114



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