



Chartered Surveyors &
Commercial Property Consultants

DUE TO RELOCATION TO LARGER PREMISES

PRIME RETAIL SPACE

TO LET

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

1,136 SQ FT (105.53 SQ M)



**CURRENTLY JOINED TO 114 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

115 High Street comprises a retail unit to the ground floor with separately accessed basement.

Internally the property has been fitted out by the tenants to include wood panelling to the walls, flooring, and lighting. To the rear of the property, there is a kitchen and WC.

The separately accessed basement can be used for basic storage and includes a kitchenette and WC.

Parking is available to the rear.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Basement	50.827	547
Retail space	51.619	556
Kitchen	3.07	33
Total	105.53	1,136

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RATING ASSESSMENT

Rateable Value £34,000 Rates Payable £16,966 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 98.

PROPOSAL

The property is held on a lease until 30th August 2026. There is a service charge payable under this lease capped at £500 per annum excluding insurance. The rent payable is £29,500 per annum exclusive. VAT is applicable to the rent.

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.

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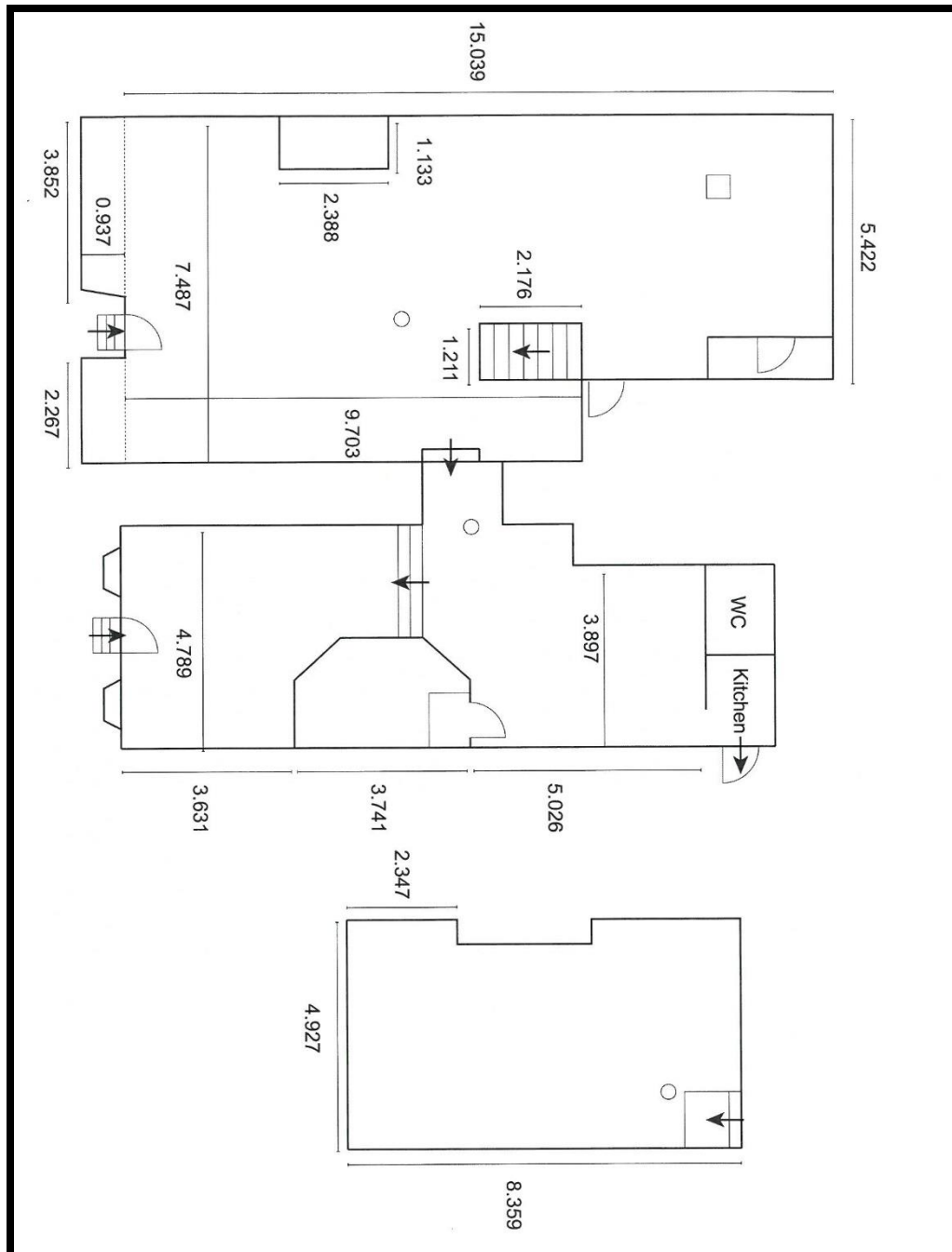
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
February 2024

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



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