# On the Instruction of HSBC Bank plc

# **SHOP TO LET**

# MARLBOROUGH, 141 High Street, SN8 1HS





# Location

Marlborough is a popular tourist village situated in Wiltshire on the old main road from London to Bath. The property occupies a prominent position on the High Street, adjacent Cath Kidston and Jacqueline Burns Opticians. Other operators include within the immediate local vicinity include: Waitrose, Boots Opticians, Joules, Jack Wills & Fat Face.

# Description

A period single storey terraced building with an ornate stone façade plus basement. The ground floor comprises banking hall, interview rooms, cashiers, back office and a dumb waiter whilst the basement comprises strong room, boiler room, bullion hoist and a night safe.

The property comprises of the following approximate floor areas:

#### **Accommodation**

Total	177 sq m	1904 sq ft
Basement	47 sq m	506 sq ft
Ground Floor	130 sq m	1398 sq ft

## **Key Features**

- Highly visible trading location
- Central pitch
- Popular tourist village

## Viewing

## By appointment via this office:

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# **CBRE Limited**

Floors 13 & 14 Clifton Heights, Triangle West Clifton Bristol BS8 1EJ

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Date of Issue 06/04/2017

### **Tenure**

The property is held on an existing fully repairing and insuring lease for a term of 15 years expiring 03<sup>rd</sup> June 2023. The next rent review is due on the 4<sup>th</sup> June 2017 (Annual RPI Linked Review).

## Rent

Current rent passing £31,290 per annum, exclusive.

#### Terms

The property is available by way of assignment or sublease of the lease.

#### Rates

The current Rateable Value is £26,250 and the rates payable are £12,573.75. The UBR for 2017/2018 is 47.9p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### **EPC**

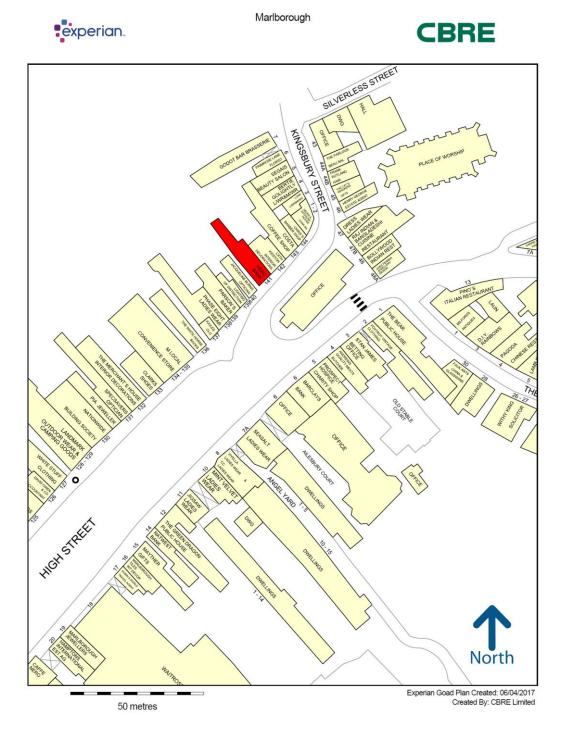
The EPC rating for this property is D. A copy of the Energy Performance Certificate is available on request.



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Not to scale

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