

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

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

Key Features

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

Viewing

By appointment via this office:

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Tenure

The property is held on an existing fully repairing and insuring lease for a term of 15 years expiring 03rd June 2023. The next rent review is due on the 4th 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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Marlborough



Not to scale

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