

Investment opportunity FOR SALE

Carter Jonas



44 – 45 High Street
Marlborough
Wiltshire
SN8 1HQ

Grade II Listed mixed use investment.
Retail Unit / Flat / Cottage
For Sale

- **Ground floor retail unit let until 2029**
- **Vacant first floor flat in need of refurbishment**
- **Cottage let on an Assured Shorthold Tenancy**

LOCATION

Marlborough is an historic market town in the heart of the North Wessex Downs, with good access via the A4 and A346. The M4 is approximately 7 miles away via Junction 15.

The property is situated in the centre of Marlborough in a prime retail area. Nearby occupiers include Rick Stein, estate agents and boutique shops.

DESCRIPTION

The premises comprise a ground floor A1 retail unit with a basement a flat and two storey cottage on a single town centre site extending to 0.02 hectares (0.05 acres).

The ground floor retail area has a kitchen, staff WC and staircase to the basement, and has been fitted by the tenant.

The cottage is to a conventional specification and has a rear garden.

The first floor flat is arranged over two storeys and is in need of modernisation. The accommodation comprises a kitchen, bathroom, 2 reception rooms and 2 bedrooms. The flat is accessed via stairs at the rear of the shop and is currently vacant.

Access to the flat and cottage is via a single shared pedestrian access to the side of the retail frontage. The shop has access from the High Street and shares the pedestrian access to the rear.

The Property is Grade II Listed.

ACCOMMODATION

	m ²	ft ²
Retail unit	39.4	424
Basement storage	33.1	358
First/second floor flat	84.6	911
Cottage	72.1	776
Total	224.3	2,415

NB: The retail element has been measured to a Net Internal Area (NIA) and the residential element to a Gross Internal Area (GIA).

TENURE

The premises are being sold freehold subject to existing tenancies.

TENANCY

Ground floor retail – let to Deacon's Jewellers (a private limited company, 00131937) on a lease to expire December 2029 at a rent of £24,600 pa, with a rent review in December 2024.

Cottage – Let at £7,200 pa on a periodic basis.

Flat – Vacant. Refurbishment required prior to letting.

Potential estimated aggregate rent of £42,000.

Services

We understand that mains electricity, gas, water and drainage are connected to the properties. Carter Jonas has not checked if the services at the property are in working order and it is the responsibility of the purchaser to satisfy themselves of this.

Local Planning Authority

Wiltshire Council

Legal Costs

Each party must bear their own reasonable legal costs.

EPC

Flat – 57/D

Cottage – 60/D

Retail – 101/E

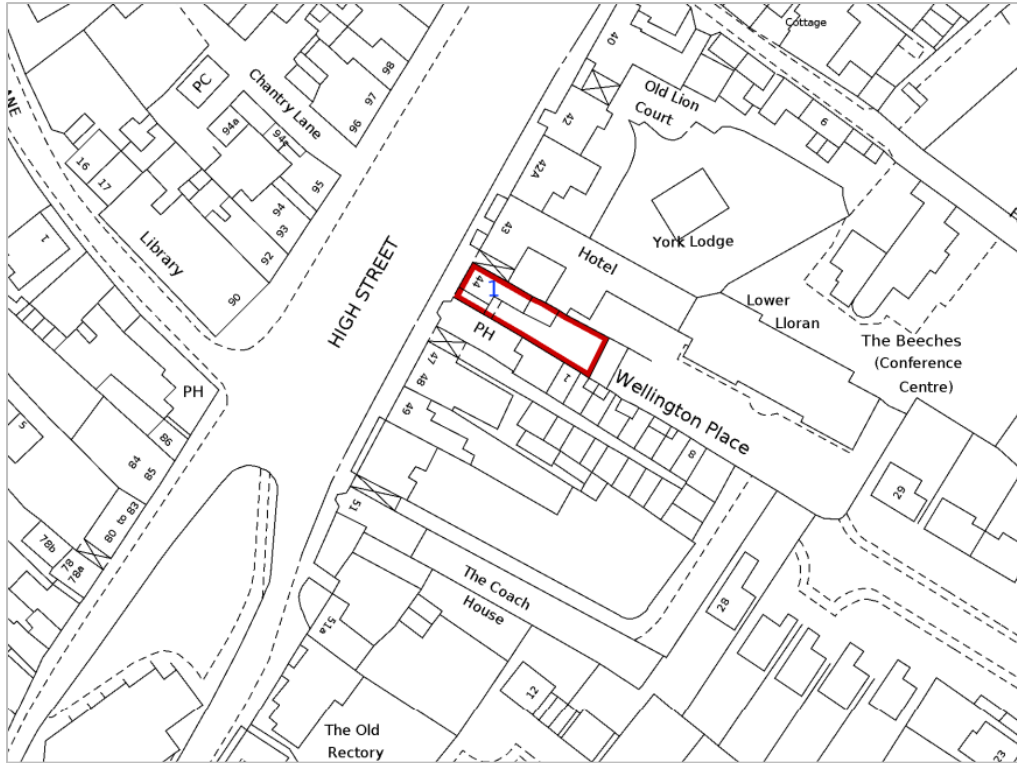
RATES

£22,000 (effective April 2023)

PROPOSAL

We are instructed to offer the freehold interest subject to part vacant possession at a price of £700,000

Any figures discussed or guidance given is exclusive of Value Added Tax (VAT). Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



Viewing by appointment only, contact

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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