

RETAIL



TO LET

80-83 HIGH STREET, MARLBOROUGH, SN8 1HF GROUND FLOOR LOCK UP SHOP

LOCATION

Marlborough is situated in Wiltshire, 13 miles south of Swindon and 8 miles from junction 15 of the M4. Famous for its wide historic High Street with twice weekly markets, the town is also home to private school, Marlborough College.

Short term roadside pay & display parking is available along the High Street to complement off street car parks close by.

The High Street has a large mix of multiple, local and specialist occupiers that include Superdrug, Clarks, Joules, Specsavers, Seasalt, Mint Velvet, Jigsaw and Costa Coffee.

ACCOMMODATION

The premises have recently undergone recordation works. The approximate net internal floor areas and dimensions are :

Internal Width:	8.75 m	28 ft 8
Shop Depth:	5.80 m	19 ft 0
Ground Floor:	40.63 sq m	437 sq ft
Storage:	8.66 sq m	93 sq ft

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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LEASE

A new effective full repairing and insuring lease is available for a term to be agreed, subject to vacant possession.

RENT

£22,000 per annum exclusive.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £22,750

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>.

PLANNING

It is understood that the premises benefit from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlord's consent.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Certificate is being prepared.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via letting agents:

Timothy Edgell: timothy.edgell@carterjonas.co.uk;
0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk ;
0117 922 1222

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTACT — January 2024



Sales Area



Sales Area



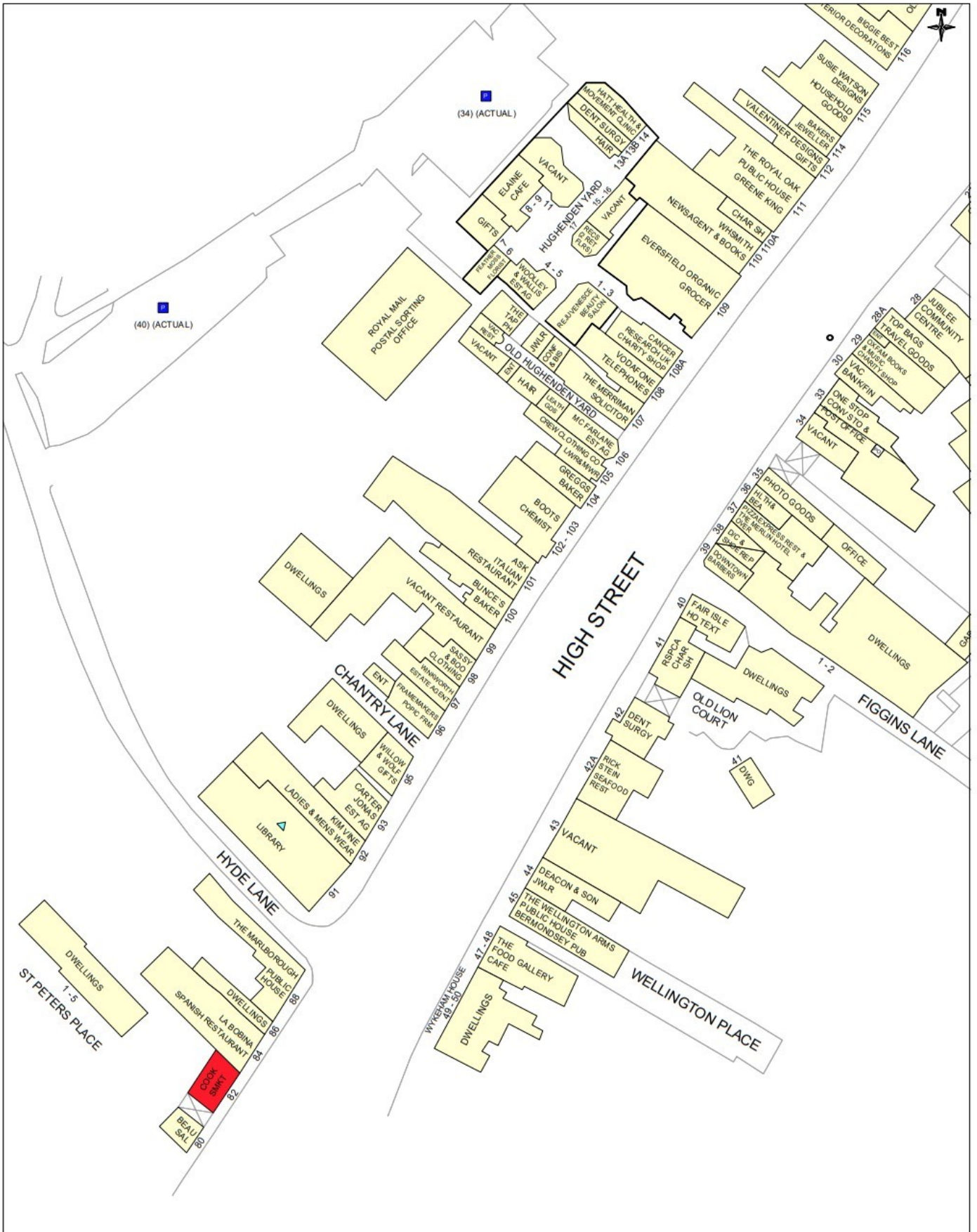
Rear Office / Store



Rear Entrance / Storage

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