

99 HIGH STREET, MARLBOROUGH, WILTSHIRE SN8 1HD

FOR SALE Retail Unit with Planning and Listed Building Consents for 3 Residential Dwellings

 **GRAHAM
SIBBALD**





Opportunity Summary

- Planning and Listed Building Consents for 3 self-contained residential dwellings to the rear and on the first floor.
- Prime Retail Pitch on Marlborough High Street.
- An affluent and historic market town with a population of 9,129.
- A vibrant independent retail community along with established national retailers.
- Substantial town centre property.
- Car parking spaces to the rear.
- Sold with Vacant Possession.
- Freehold.

Size:
5,501 sq ft (GIA)

Price:
£1,250,000
(Subject to Contract)

Location

Marlborough is an historic market town in the heart of the North Wessex Downs. This attractive and affluent town is located within a Conservation Area and Area of Outstanding Natural Beauty sitting on the River Kennet. Marlborough is 24 miles North of Salisbury and 10 miles Southeast of Swindon.



Marlborough boasts good infrastructure being situated on the A4 and 8 miles South of the M4 motorway.



Additionally, the town benefits from train services from Great Bedwyn, Pewsey and Hungerford. Mainline high speed train services are available from Swindon to London Paddington and Bristol.



Southampton Airport is the closest airport to Marlborough being 36.3 miles away. Other nearby airports include Bristol, 42.3 miles away and London Heathrow 55.7 miles.



Situation

The property occupies a prominent position on Marlborough High Street. Nearby retailers include:



COSTA

Boots

JIGSAW
LONDON

SPACENK

WAITROSE
& PARTNERS





Description

The property comprises of a substantial mid terrace, two storey building with car parking to the rear. It is Grade II* Listed with heritage elements to the internals. The current configuration provides café, retail, or restaurant space on the ground floor with ancillary accommodation.

Development

Planning Permission and Listed Building Consents were granted to remodel the property in November 2023. The development comprises of a three-bedroom cottage with a courtyard garden off Chantry Lane, two self-contained apartments on the first floor, and a ground floor commercial unit of circa 2,100 sq ft together with associated works. The car parking to the rear is allocated to the residential dwellings.

Planning

The subject property is located in a conservation area and the building is Grade II* Listed.

Accommodation

We measured the property on a gross internal basis and calculated the following areas:

Ground + Upper Ground	1,858sqft	172.6sqm
Kitchen + Toilets	1,265sqft	117.5sqm
First Floor Front	1,284sqft	119.3sqm
First Floor Rear	867sqft	80.5sqm
Stores	227sqft	21.1sqm
Total	5,501sqft	511sqm



Price

Offers in the region of £1,250,000, subject to contract.

VAT

The property is not elected for VAT.

Rateable Value

Interested parties are advised to confirm this with the local authority.

Energy Performance Certificate

The property is exempt.

Tenure

The property is held freehold under the title number WT144061.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.



To arrange a viewing please contact:



Zak Los
Zak.Los@g-s.co.uk
07392 087 514



Murray Walker
Murray.Walker@g-s.co.uk
07920 492 736

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2024