

**New lease available - Double frontage - 1,318 sq ft sales accommodation**

# **142 High Street, Marlborough, Wiltshire, SN8 1HN**



**LOCATION:** The subject property is located on the northern side of Marlborough High Street, adjacent to **Costa Coffee**. Other nearby occupiers include **Seasalt, Joules, Waitrose & Phase Eight**.

Marlborough is an affluent and thriving market town located in Wiltshire on the A4, 11 miles south of Swindon and 32 miles east of Bath.

**TERMS:** New lease direct with the landlord for a term to be agreed.

**RENT:** **Rent on application.**

**ACCOMMODATION:** The unit is arranged over ground floor and basement and comprises the following approximate net internal floor areas:

**Ground Floor Sales:** 800 sq ft (74.32 sq m) **Basement Sales:** 518 sq ft (48.12sq m)

**Ground Floor Ancillary:** 142 sq ft (13.19 sq m) **Basement Office:** 40 sq ft (3.72 sq m)

**USE:** The property benefits from A1 use.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** Available on request.

**RATES:** Rates Payable £14,222 - the property will benefit from 100% rates relief for the full tax year to April 2021.

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Marlborough



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