

**2 High Street  
Marlborough, SN8 1AA**



482 sq ft Shop

With 200 sq ft Basement

**TO LET**

**OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP**

**TEL: 01635 584188**

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**RICHARDSON-COMMERCIAL.CO.UK**

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**Location**

The property is situated on the southern side of Marlborough High Street with nearby occupiers including Barclays Bank, The Bear Hotel as well as a host of national and regional retailers.

Marlborough is an attractive and historic market town located at the junction of the A4 and A346, approximately 11 miles south of Swindon and 18 miles west of Newbury.

Mainline rail services are available from Swindon or Pewsey to the south.

**Description**

The property comprises a ground floor lock-up shop with basement and rear toilet and kitchenette facilities.

Having been refurbished by the landlord during 2010, the property is offered in excellent condition throughout.

**Accommodation**

Ground Floor	482 sq ft
Basement	198 sq ft
<b>Total</b>	<b>680 sq ft</b>

**Tenure**

The premises are held under a lease that runs until 2017 with tenant only break in August 2014. The lease is drawn on effective full repairing and insuring provisions and the rent is £15,000 per annum exclusive.

**Local Authority**

Wiltshire County Council  
Browfort  
Bath Road  
Devizes  
Wiltshire SN10 2AT

Tel: 01380 724911

**Business Rates**

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

**VAT**

The property is elected for VAT.

**Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**  
**Paul Richardson**  
**T: 01635 584188**  
**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

January 2012.

**Subject to Contract**