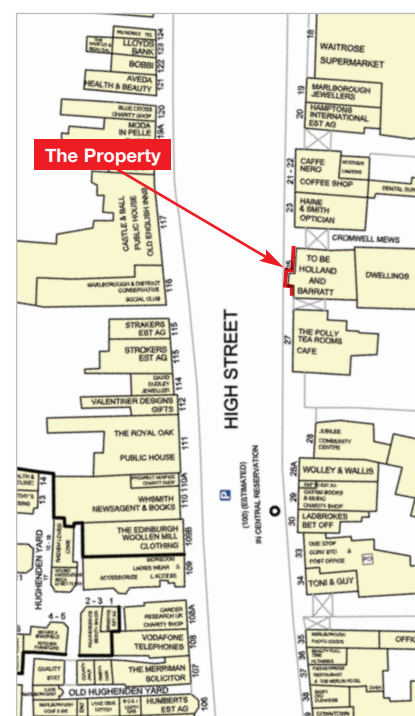


## Marlborough 25 High Street Wiltshire SN8 1AA

- **Well Located Virtual Freehold Shop Investment**
- Town centre location
- Occupiers close by include Waitrose and Caffè Nero
- New 10 year lease to Holland & Barrett Ltd (1)
- Rent Review 2024
- Current Gross Rent Reserved  
**£60,000 pa<sup>(2)</sup>**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Leasehold. Held for a term of 999 years from 30th April 2003 at a peppercorn ground rent plus service charge of £1,258 per annum.

### Location

Marlborough is an attractive and affluent market town situated on the River Kennet and is famous worldwide for Marlborough College Boarding School.

The property is situated fronting High Street, the town's principal retail thoroughfare.

Occupiers close by include Caffè Nero, Hamptons International, Waitrose, WH Smith, Vodafone, Ladbrokes and Toni & Guy, amongst others.

### Description

The property is arranged on basement and ground floors only to provide a ground floor shop with basement ancillary accommodation. The property forms part of a larger building, the remainder of which does not form part of this sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.20 m</b>	<b>(33' 6")</b>
<b>Net Frontage</b>	<b>9.65 m</b>	<b>(31' 8")</b>
<b>Shop and Built Depth</b>	<b>16.70 m</b>	<b>(54' 9")</b>
<b>Ground Floor</b>	<b>132.05 sq m</b>	<b>(1,421 sq ft)</b>
<b>Basement</b>	<b>75.40 sq m</b>	<b>(811 sq ft)</b>

### Tenancy

The property is let to HOLLAND & BARRETT LIMITED (not in occupation) on a new lease for a term of 10 years from March 2019 (1) at a rent of £60,000 per annum plus service charge. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant option to determine in the fifth year.

(2) The lease contains half rent of £30,000 per annum for the first year which the Vendor will top up from completion until the expiry of the half rent period. The buyer will effectively receive the equivalent of £60,000 per annum in the first year.

### Tenant Information

No of Branches: 1,300+

Website Address: [www.hollandandbarrett.com](http://www.hollandandbarrett.com)

For the year ended, Holland & Barrett Limited reported a turnover of £42.146m, a pre-tax profit of £46.751m, shareholders' funds and a net worth of £283.59m. (Source: Experian 19.02.2019.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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