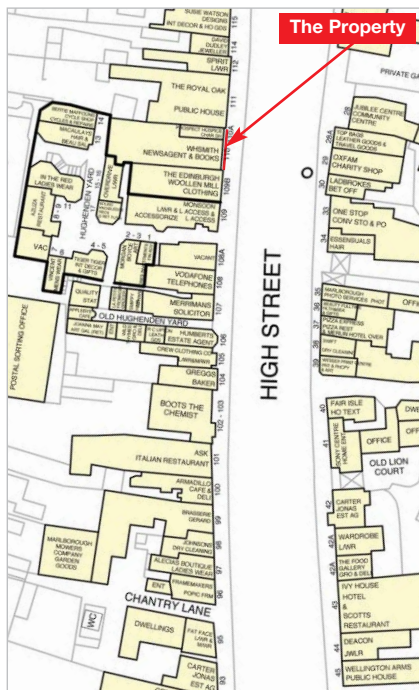


Marlborough 110 High Street Wiltshire SN8 1LT

- Attractive Listed Freehold Shop Investment
- Located within an affluent market town
- Excellent High Street location
- Grade II Listed
- Current Rent Reserved

£115,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Marlborough is an attractive and affluent market town with a population of approximately 8,000 and is home to Marlborough College. Road communications are good with the A346 and A4 providing access to the M4 (Junctions 13-15). Swindon is 12 miles to the north with Newbury lying 20 miles to the east. The property is situated on the west side of High Street which is the town's principal retail thoroughfare. Occupiers close by include The Edinburgh Wooden Mill (adjacent) Monsoon, Crew Clothing, Vodafone, Dorothy Perkins, Boots and Waitrose.

Description

This attractive Listed Grade II property is arranged on ground and one upper floor to provide one large retail unit and one smaller unit both fronting the High Street and both having the benefit of ancillary accommodation on the first floor. The larger unit has the benefit of a frontage and entrance into the Hughenden Yard retail scheme to the rear.

The property provides the following accommodation and dimensions:

W H Smith No. 110		
Gross Frontage	9.19 m	(30' 2")
Net Frontage	7.95 m	(26' 1")
Shop Depth	29.91 m	(98' 2")
Built Depth	30.37 m	(99' 8")
First Floor	106.75 sq m	(1,149 sq ft)

No. 110A sub-let by W H Smith

Gross Frontage	3.08 m	(10' 1")
Net Frontage	2.54 m	(8' 4")
Shop Depth	10.24 m	(33' 7")
Built Depth	12.04 m	(39' 6")
First Floor Retail	23.87 sq m	(1,149 sq ft)
Storage	26.5 sq m	(285 sq ft)

Tenancy

The entire property is at present let to W H SMITH PLC (now W H Smith Retail Holdings Ltd) for a term of 25 years from 29th September 1989 at a current rent of £115,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 560 high street stores.
Website Address: www.whsmith.co.uk
For the year ended 31st August 2010, W H Smith Retail Holdings Ltd reported a turnover of £186.48m, a pre-tax loss of £30.507m and a net worth of £526.531m. (Source: riskdisk.com 15.04.2011)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 78 Marlborough**.

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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