

lot 19

110 High Street Marlborough, Wiltshire SN8 1LT

Rent
£115,500
per annum
exclusive

Freehold Retail Investment

- Let to WH Smith Retail Holdings Ltd on a 10 year reversionary lease until 2024 (no breaks)
- Prime retailing position in highly affluent and prosperous market town
- Rent Review September 2014
- Grade II Listed
- Tenant in occupation since at least 1989
- Neighbouring occupiers Waitrose, Caffè Nero, Vodafone, Pizza Express and Boots



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Location

Miles: 11 miles south of Swindon
18 miles west of Newbury
31 miles east of Bath
Roads: A4, A346, M4 (Junction 15)
Rail: Pewsey Rail Station, Bedwyn Rail Station
Air: Bournemouth International Airport

Situation

The property is located in the highly affluent and prosperous market town of Marlborough, situated in a prime position on the north side of the High Street. Neighbouring occupiers include Waitrose, Caffe Nero, Vodafone, Pizza Express and Boots.

Description

The property, a Grade II Listed building, comprises retail accommodation on the ground floor with ancillary accommodation on the first floor. The tenant has sublet part of the ground floor to a company t/a Prospect Charity Shop.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	303.04 sq m (3,262 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (t)	35 years from 29/09/1989 until 2024 on a full repairing and insuring lease (2)	£115,500	29/09/2014 & 2019
First	Ancillary	178.84 sq m (1,925 sq ft)				
Totals		481.88 sq m (5,187 sq ft)			£115,500	

- (1) The tenant has been in occupation of the property since 1989. WH Smith Retail Holdings Limited are a subsidiary of WH Smith Plc. WH Smith was created in 1828 and currently operate from 1,200 outlets nationwide (www.whsmith.co.uk)
- (2) The tenant occupies the property under a lease for a term of 25 years from 29th September 1989 at a current rent reserved of £115,500 p.a.x. The parties have signed a reversionary lease for a term of 10 years from 29th September 2014 at a rent reserved of £115,500 p.a.x.

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