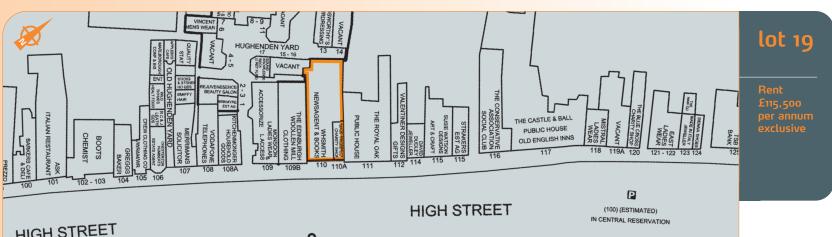
lot 19

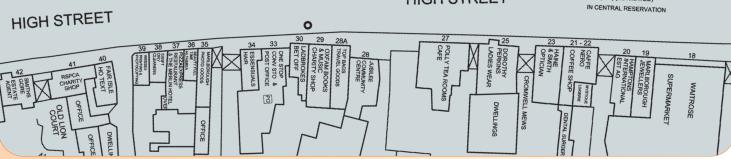
110 High Street Marlborough, Wiltshire SN8 1LT

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











Miles: 11 miles south of Swindon 18 miles west of Newbury

31 miles east of Bath Roads: A4, A346, M4 (Junction 15) Rail: Pewsy Rail Station, Bedwyn Rail Station Bournemouth International Airport

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.

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.

Freehold.

VAT is applicable to this lot.

Tenancy and accommodation

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

Totals 481.88 sq m (5,187 sq ft) £115,500

- (i) 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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