

# Lot 4

£32,500 per annum exclusive

## 119a High Street, Marlborough, Wiltshire SN8 1LZ

Prime Retail Investment



### Key Details

- Let to tenant trading as Moda in Pelle
- New 10 year lease from completion (subject to option)
- Opposite Waitrose and close to White Stuff, Jigsaw, Joules and Caffè Nero
- Excellent trading location in affluent market town

### Location

**Miles:** 18 miles west of Newbury  
31 miles east of Bath  
**Roads:** A4, A346, M4 (Junction 15)  
**Rail:** Pewsey Rail Station, Bedwyn Rail Station  
**Air:** Bristol Airport

### Situation

Marlborough is an affluent and attractive market town located in the North Wessex Downs, home to the famous Marlborough College. The property is situated on the northern side of High Street, opposite a Waitrose supermarket and a car park for 150 cars. Other nearby occupiers include White Stuff, Mint Velvet, Sea Salt, Jigsaw, Joules, Rick Stein's and Caffè Nero, as well as branches of Lloyds, Barclays and NatWest banks. High Street provides car parking for approximately 100 cars.

### Description

The property comprises a ground floor shop with a basement providing ancillary accommodation, forming part of a larger building.

### Tenure

Long Leasehold. Held for a term of 150 years from and including 26th April 2013 at a peppercorn rent.

### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	52.38 sq m (566 sq ft)	RETAILER	10 years from completion (2) on an effectively fully repairing and insuring lease	£32,500	November 2023 to Open Market Value
Basement	Ancillary	37.90 sq m (408 sq ft)	MARLBOROUGH 070 LIMITED t/a Moda in Pelle (1)			
<b>Total</b>		<b>90.28 sq m (974 sq ft)</b>			<b>£32,500</b>	

- (1) Moda in Pelle was founded in 1975 and sells women's shoes and accessories. They currently operate from almost 50 locations nationwide, including Marlow, Amersham, Bath, London (Oxford Street), Manchester, Leeds, Sheffield (Meadowhall) and Harrogate (Source: www.modainpelle.com 12/09/2018). A six month rent deposit will be held by the landlord.
- (2) The lease is subject to a tenant option to determine on the fifth anniversary of the commencement of the term. A rent penalty, equivalent to 6 months' rent (£16,250) is payable to the landlord if the tenant exercises the break option in 2023.



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