



44-45 High Street, Marlborough

Comprising a retail unit, residential flat and residential cottage

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Grade II listed period property in a prime location on Marlborough High Street

The property comprises a retail unit, residential flat and residential cottage with rear garden



3-5
**RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



MIXED USE



GARDEN



FREEHOLD



**HIGH STREET
LOCATION**



2,472 SQ FT



**GUIDE PRICE
£495,000**



The property

44-45 High Street is an attractive Grade II listed period property comprising a ground floor A1 retail unit and basement office space, a separate flat located on the first and second floors above the retail unit, and a two storey attached cottage.

The retail unit has been fitted by the tenant and comprises a ground floor retail area, a kitchenette, staff WC, and staircase to the basement which is currently used for office space and storage. The retail unit has access from the High Street and also shares the pedestrian access to the rear. The first floor flat is arranged over two storeys and is now in need of modernisation and updating. The accommodation comprises a kitchen, bathroom and two reception rooms on the first floor, and two bedrooms on the top floor. The flat is accessed via a separate entrance and staircase at the back of the retail unit. The two-storey cottage is attached to the main building and comprises a living room, kitchen, cloakroom, two bedrooms and bathroom, and is also in need of modernisation and updating. There is a rear garden and garden shed. Access to both the flat and cottage

is via a pedestrian access to the side of the retail frontage.

Location

The property is situated in a highly convenient location on Marlborough High Street, close to a wide variety of fantastic local amenities including a wide choice of shops, cafes, restaurants and pubs, and there is a Waitrose supermarket in the high street, as well as a nearby Tesco superstore. The town also provides excellent practical amenities including doctors' and dentists surgeries, a leisure centre, town hall and rugby club. The nearby larger town of Swindon provides for most other day to day needs. Marlborough is surrounded by beautiful rolling countryside with great opportunities for walking and riding. Road and rail communications are very good, with easy access to the M4, and direct train services from Pewsey and Swindon into London. There are two highly regarded secondary schools in the town itself, Marlborough College and St John's Marlborough.



Tenure

The premises are being sold freehold with part vacant possession subject to existing tenancies.

Ground floor retail unit:

Let to Deacon's Jewellers (a private limited company 00131937) on a lease to expire December 2029 at a rent of £24,600 pa, with a rent review in December 2024.

Cottage:

Vacant. Refurbishment required.

Flat:

Vacant. Refurbishment required.

Potential estimated aggregate rent of £42,000.

Please note, any figures discussed or guidance given is exclusive of Value Added Tax (VAT). Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Distances

- Pewsey 6 miles
- Swindon 12 miles
- Hungerford 10 miles
- Devizes 14 miles

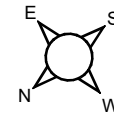
Nearby Stations

- Pewsey (London Paddington 61 mins)
- Swindon (London Paddington 41 mins)

Nearby Schools

- Marlborough College
- St John's Marlborough
- Dauntsey's
- St Francis Pewsey
- Pinewood
- St John's Marlborough





The position & size of doors, windows, appliances and other features are approximate only.

▭ Denotes restricted head height

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Floorplans

Retail Unit: Ground Floor and Basement internal area 861 sq ft (80 sq m)

Flat: First and Second Floor internal area 909 sq ft (84 sq m)

Cottage: Internal area 702 sq ft (65 sq m)

Total internal area 2,472 sq ft (230 sq m)

For identification purposes only.

Directions

SN8 1HQ

What3words: ///savings.poem.zaps

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage. Strutt and Parker have not checked if the services at the property are in working order and it is the responsibility of the purchaser to satisfy themselves of this.

Council Tax:

Flat: Band B

Cottage: Band C

Rates for Retail Unit: £22,000 (effective April 2023)

Tenure: The property is being sold freehold with part vacant possession subject to existing tenancies.

EPC Ratings: Retail: 101/E

Flat: 57/D

Cottage: 60/D

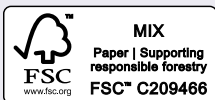
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