



*A rare retail opportunity in the
affluent market town of Marlborough*

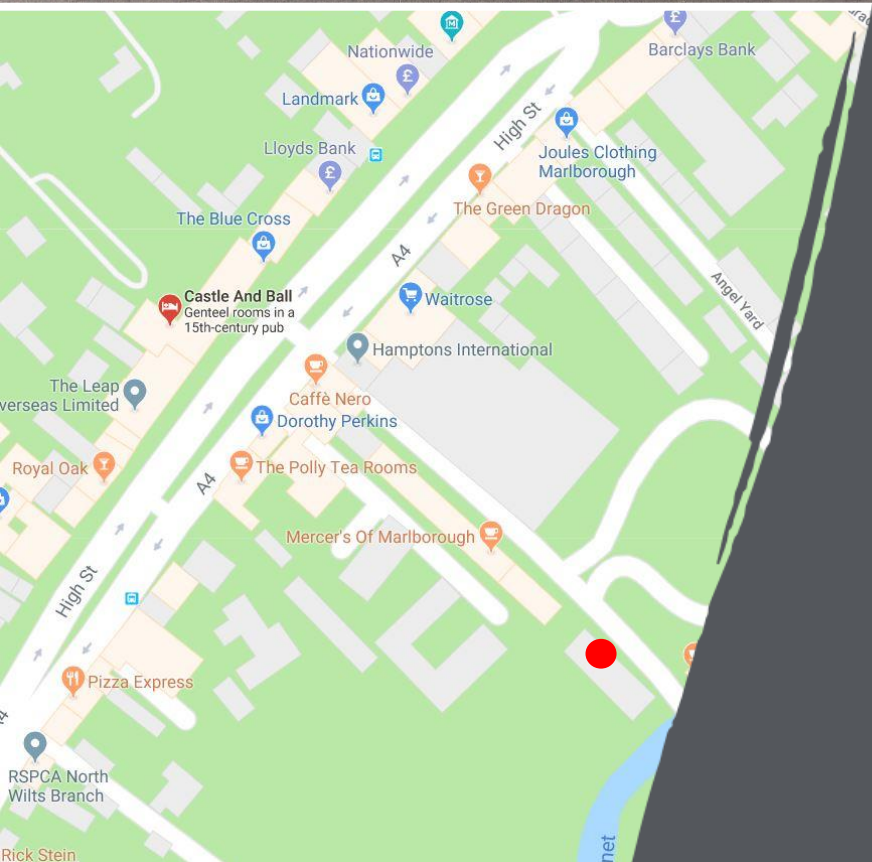
CROOKS YARD

Hilliers Yard, Figgins Lane,
Marlborough, SN8 1BE

4,000 sq ft (372 sq m) Retail Unit (A1)

Leasehold- £90,000 pax





Location

Marlborough is a very attractive and historic market town in the county of Wiltshire. The town is situated at the junction of the A4 and A346 approximately 8 miles south of junction 15 of the M4 motorway and lies approximately 78 miles west of London, 12 miles south of Swindon and 19 miles west of Newbury.

Marlborough has an extremely affluent district population of approximately 75,000 people with an above average percentage of its residents falling into the top two CACI lifestyle groups, 27.14% being “wealthy executives” (GB Average 8.6%) and 16.49% being “affluent greys” (GB Average 7.70%).

This historic town boasts a busy and vibrant town centre ranked in the top 10 shopping centres in the UK, judged on the proportion of upmarket shops in comparison to the number of value led stores. The vast majority of shops and restaurants are geared towards high-end clientele. Retailers include **Waitrose, Joules, Phase Eight, Jack Wills, Estee Lauder** and **Cath Kidston** with restaurants such as **Rick Stein, Ask** and **Zizzi**.

Description

The highly visible and attractive property has been recently constructed. The premises is situated close to the high street alongside Hillers Yard shopping parade and directly opposite Waitrose carpark.

The building comprises a ground floor retail unit along with three residential apartments at first floor level which are to be sold separately on a long leasehold basis.

The retail unit is fitted to a high standard with under floor heating running throughout.

Accommodation

The property has the following net internal floor areas:

Unit	Size (Sq Ft)	Size (Sq m)
Ground Floor Retail	4,000	372

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There is the ability to split the premises into three separate units if smaller footprints are required.

Terms of Availability

The property is available on an occupational leasehold basis

Leasehold- 90,000 per annum exclusive

The **freehold** of the retail unit is potentially available, for further information please contact JLL to discuss.

Tax

VAT will be payable on the purchase price. Please be advised that stamp duty is payable on gross consideration.

Rating Assessment

The Business Rates are to be assessed following the completions of the works.

Legal Costs

Each party to bear its own costs.

EPC:

The EPC will be carried out following the completion of the works.

Viewing & Further Information

Property inspection and viewing strictly by appointment

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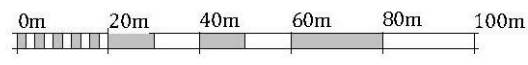
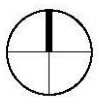
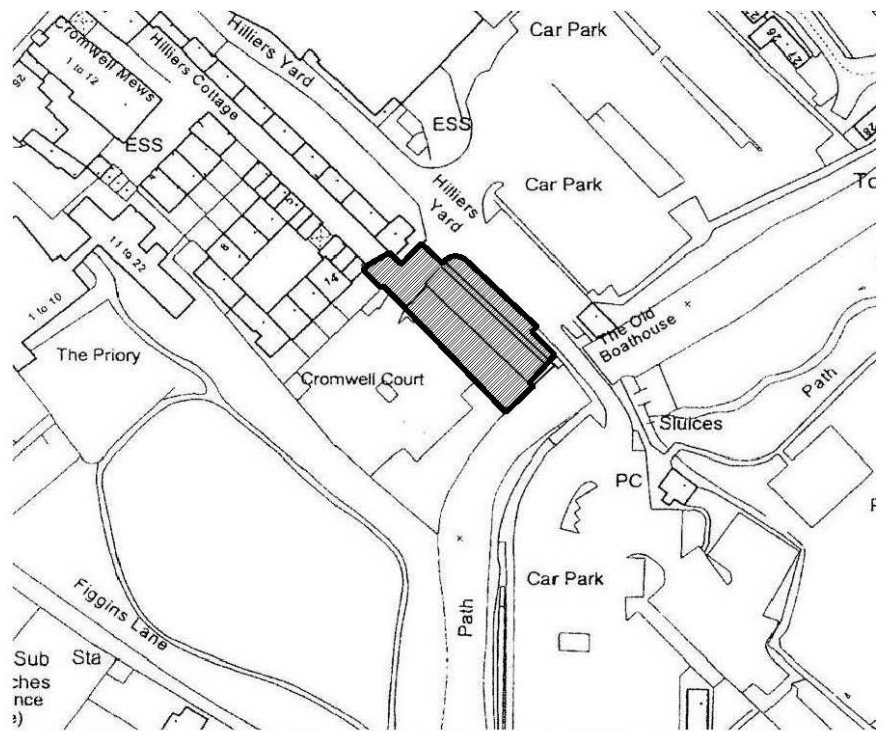
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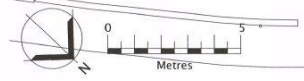
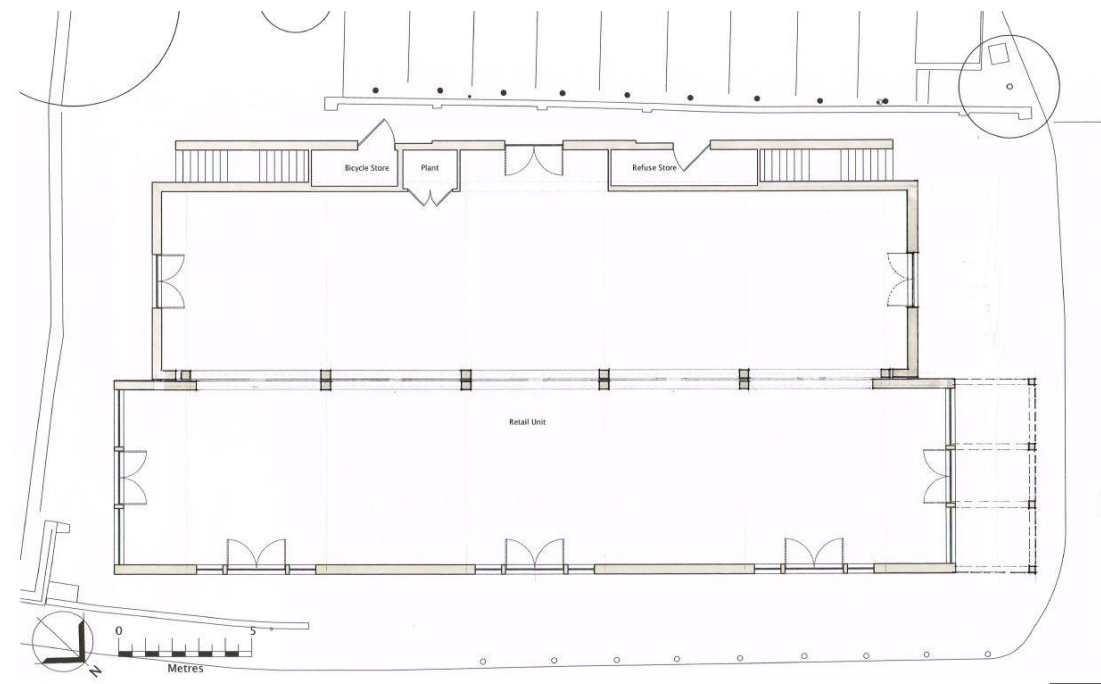
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SCALE 1:1000





50 metres

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