



Chartered Surveyors &  
Commercial Property Consultants

## **FREEHOLD RETAIL INVESTMENT**

### **FOR SALE**

**COSTA COFFEE, 143 HIGH STREET  
MARLBOROUGH, WILTSHIRE, SN8 1HN**

**1,734 SQ FT (161.26 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

Marlborough is situated in the County of Wiltshire. The town benefits from good communications being at the junction of the A4 & A346. The M4 motorway junction 15 is approximately 8 miles north.

Marlborough has an extremely affluent district population of approximately 75,000 people. An above average percentage of its population fall into the top two CACI lifestyle groups, 27% being wealthy executives (GB average 8%) and 16.5% being affluent greys (GB average 7.7%)

Marlborough has a strong retail offering coupled with strong schools to include Marlborough College and St Johns. Nearby occupiers include HSBC, Cath Kidson, Waitrose, Joules, Phase Eight and Cafe Nero. Marlborough also boasts a strong restaurant offering to include Rick Stein and Ask.

## **DESCRIPTION**

The property comprises ground floor retail and basement set within a Three storey terraced building. The upper floors are sold off on long leases.

The ground floor is laid out as retail unit with stairway to basement, a rear preparation area with adjoining courtyard and a rear store room. There is a washroom/store, WC, and kitchen.

At the front of the building is a protruding canopy.

The building in general is constructed of brick with pitched tiled roof. The front of the building is rendered with the side gables clad in tiles.



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## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
Retail	73.78	793
Prep Room	22.04	237
Store	1.63	17
Wash Room	5.41	58
Kitchen	2.40	26
Rear Store	30.69	331
Basement	25.31	272
<b>Total</b>	<b>161.26</b>	<b>1,734</b>

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of A and a score of 25.

## **COVENANT STRENGTH**

The tenant Costa Ltd (Company Number 01270695) is considered strong.

The last stated turnover in 2021 was £923,174,000. This resulted in a loss of £38m. These are figures for Covid years.

## **PROPOSAL**

Offers are sought in excess of £300,000 (Three Hundred Thousand Pounds) for the freehold.

The ground floor and basement are let to Costa Ltd for 5 years from 16<sup>th</sup> June 2022. The rent passing is £30,000 per annum exclusive. There is a tenant only break option in June 2025 subject to 6 months notice.

The upper floors are sold off on 999 year leases from June 1982. There is a ground rent of £5 each per annum payable.

## **LEGAL COSTS**

Each party is to bear their own costs.

## **VIEWING**

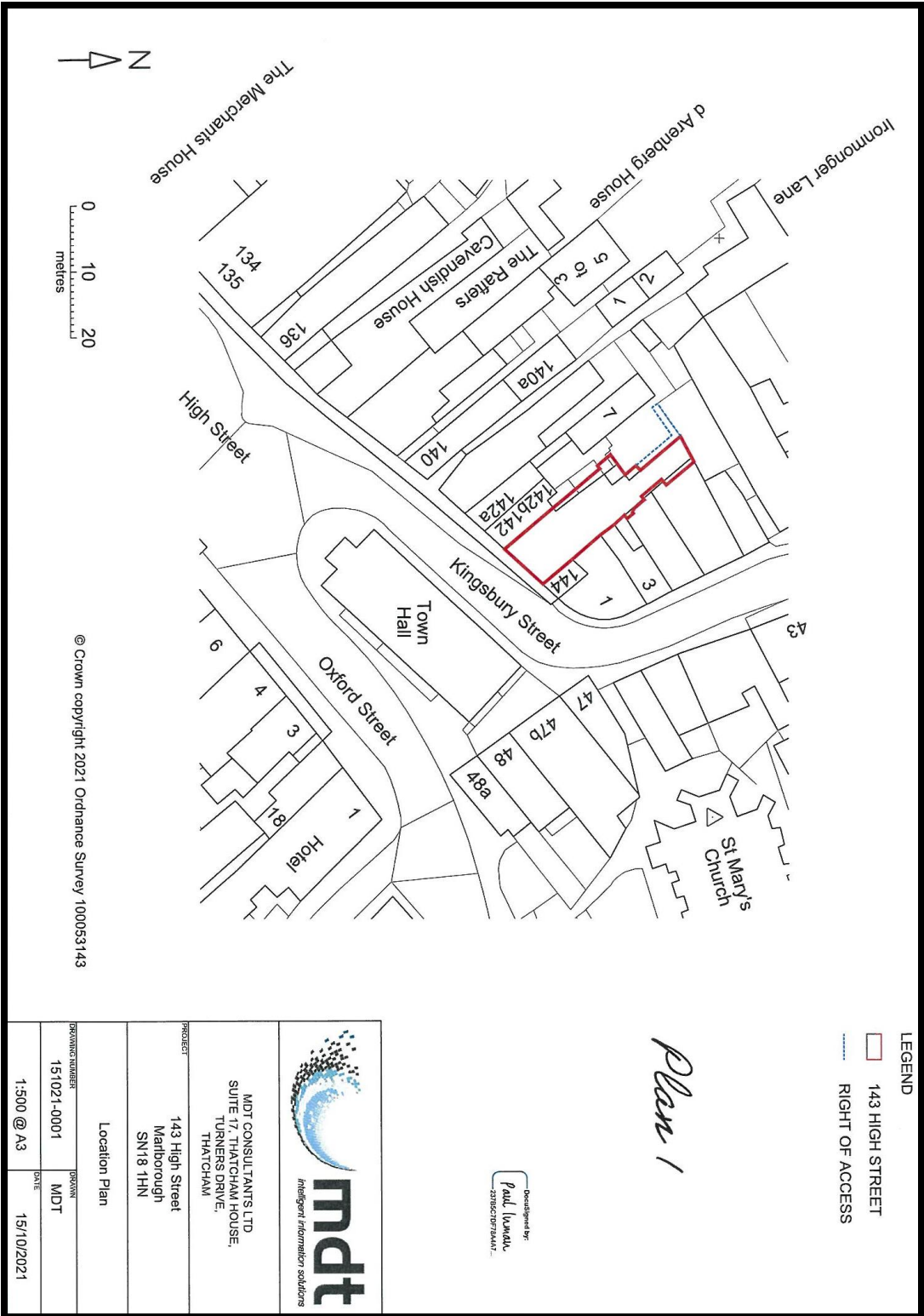
Contact Shane Prater on 01635 262510 or Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)


July 23

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 Intelligent information solutions	
MDT CONSULTANTS LTD SUITE 17 THATCHAM HOUSE, TURNERS DRIVE, THATCHAM	
PROJECT 143 High Street Marlborough SN18 1HN	
Location Plan	
DRAWING NUMBER	PROJNO
151021-0001	MDT
DATE	15/10/2021
1:500 @ A3	

Designed by  
**Paul Lunn**  
architectural

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