



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

	Sq. M.	Sq. Ft.
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
Total	161.26	1,734

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 16th 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

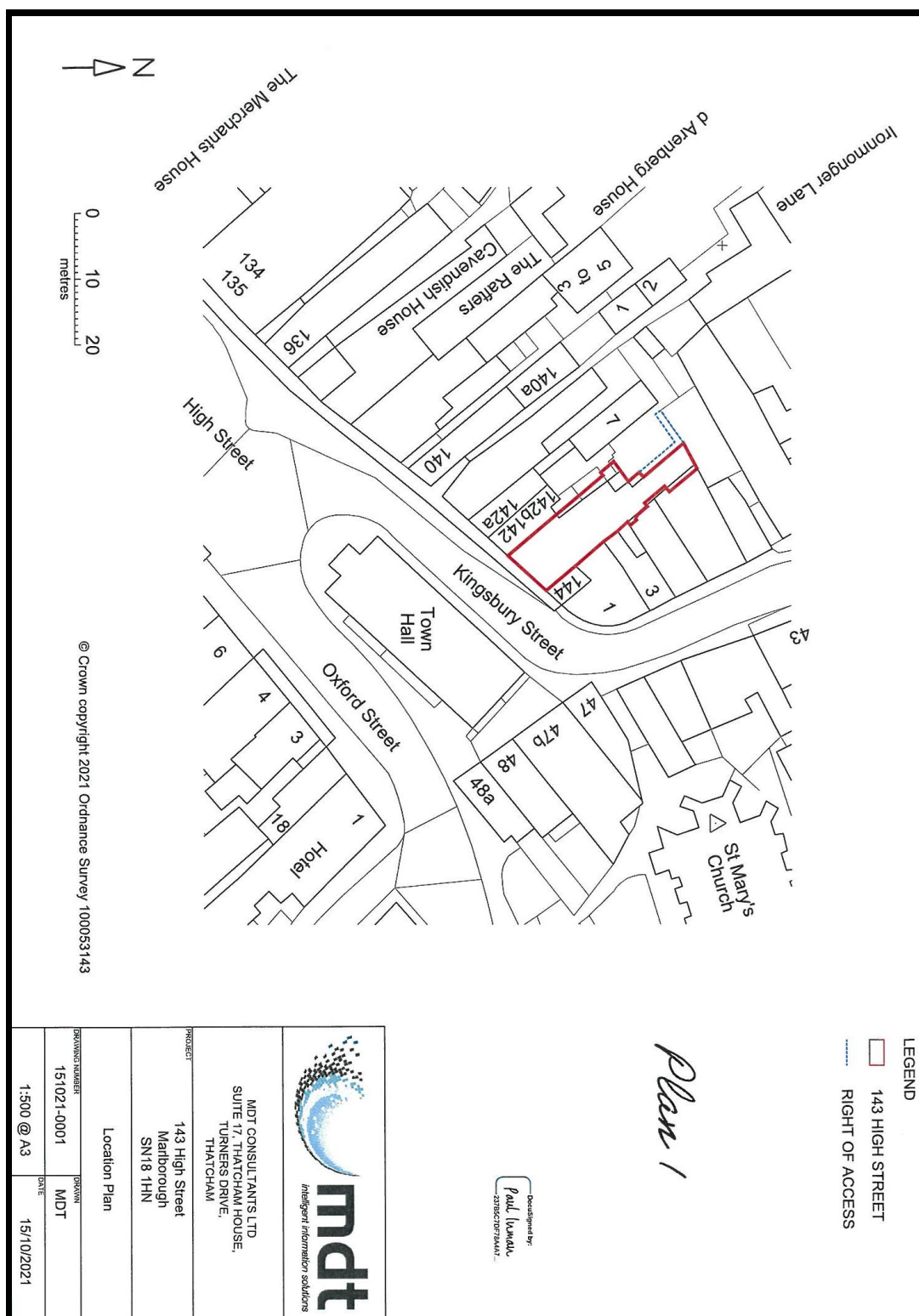
Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

September 24

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