



Chartered Surveyors &
Commercial Property Consultants

PROMINENT RETAIL / OFFICE UNIT

TO LET / FOR SALE

**21A HIGH STREET, MARLBOROUGH
WILTSHIRE, SN8 1LW**

712 SQ FT (66.11 SQ M)



EXCELLENT LOCATION

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

The property occupies a prominent position just off Marlborough High Street on the link road to Waitrose car park.

DESCRIPTION

The property comprises a two-storey brick built building located on a private road from Marlborough High Street.

The ground floor includes a pedestrian door access and large bow window, above which is a circular porthole window providing natural light to the mezzanine floor.

Internally the ground floor includes laminate floor, spotlighting, understairs cupboard, two changing rooms and stairs to the first floor mezzanine.

The mezzanine includes carpet to the floors, kitchenette with stainless steel sink and drainer, WC, one changing room and one office area. The mezzanine includes an air conditioning unit, Velux windows providing natural light and spotlighting.

The property does not have parking but does include alarm and CCTV.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	38.44	414
First Floor	27.67	298
Total	66.11	712

RATING ASSESSMENT

Rateable Value £17,500

Rates Payable £8,732.50 (2023/24)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 50.

PROPOSAL

The property is available to rent or purchase. The quoting rent is £17,750 per annum exclusive and the sale price sought is £225,000. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
March 2024



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