

7&8 KINGSBURY STREET

MARLBOROUGH, WILTSHIRE, SN8 1HU

BiteMe
BURGER Co.

GET ^M
PLUCKED

BiteMe
BURGER Co.

GET ^M
PLUCKED

MAKING THE WORLD A BURGER PLACE™

CHICKEN. IT'S OUR PLUCKING BUSINESS

7

FREEHOLD SALE
BOUTIQUE 10 BEDROOM HOTEL, RESTAURANT &
HOSPITALITY OPPORTUNITY

savills



8

The Kingsbury

The Kingsbury

PRIVATE PROPERTY NO PARKING

7 & 8 KINGSBURY STREET MARLBOROUGH, WILTSHIRE, SN8 1HU

HIGHLIGHTS INCLUDE:

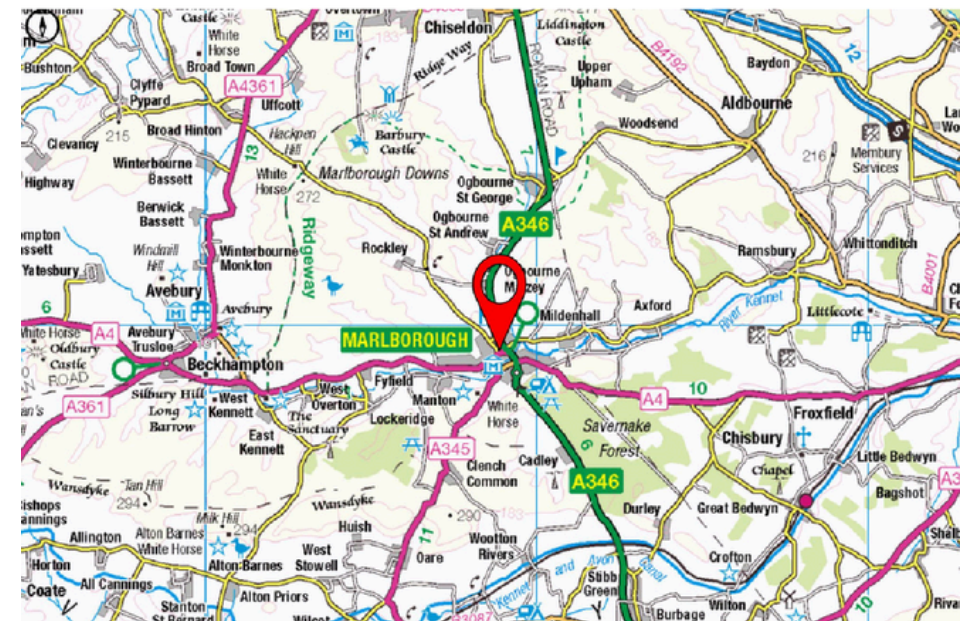
- Boutique 10 bedroom hotel and hospitality business located in Marlborough town centre arranged across two buildings (7 & 8 Kingsbury Street)
- Benefits from additional ground floor outbuilding and return frontage access
- Includes ground floor restaurant (30 covers) with trade kitchen
- Opportunity to develop wedding and events business
- Benefits from planning consent for additional hotel rooms & catering space
- Freehold guide £1.7m for whole (or in single lots at £875,000 each)

LOCATION

Marlborough is located in the North Wessex Downs AONB approximately 35 miles east of Bath and 19 miles west of Newbury. Marlborough is regarded as Wiltshire's most dynamic and cosmopolitan market town which is popular for shopping and has a wide choice of places to eat and drink in pubs, restaurants, cafes and tea rooms. Hospitality operators include Rick Stein, ASK, Coffi Lab and Dan's at The Crown. The town, which has the UK's widest high street has a wide range of independent and branded retailers anchored by a centrally located Waitrose. Visitor attractions include the indie Parade Cinema and the Town Hall. Marlborough was ranked among Sunday Times Best Places to Live in 2023. The town is also well known for the prestigious Marlborough College independent school which accommodates around 1,000 co-educated students. Marlborough has an estimated population of 8,395 (2011 Census). The property is located on Kingsbury Street just 100 metres north of the junction of High Street and Oxford Street.

PROPERTY DESCRIPTION

Both properties occupy a mid-terrace location on Kingsbury Street. No. 7 is two storeys from street level with part-rendered and painted gable end elevation under a multi-pitch tile roof. The property extends to the rear with a further two storey extension of painted brick elevations under a pitched tile roof with dormer windows. Further to the rear, there is an historic single storey pitched roof, timber-framed construction barn building. No. 8 also has a mid-terrace location being of brick and stone construction being two storeys above street level with attic accommodation under a pitched tile roof. The property benefits from basement accommodation and a walled garden to the rear.



COMMERCIAL DESCRIPTION

Hotel Rooms

The 10 bedroom hotel and ancillary accommodation occupies the whole of No.8 and the upper floors of No.7 above the ground floor commercial space.

No.8 is configured to provide the following:

Basement: 1 x ensuite bedroom with sunken lantern to street level.

Ground floor: 1 x ensuite bedroom, ancillary room (former reception), unused room to the rear, storage and access to garage to side.

First floor: 3 x ensuite bedrooms.

Second floor: 2 x en-suite bedroom family suite.

No.7 is configured to provide the following:

Ground floor: Commercial restaurant (30 seats) with bar servery, trade kitchen, storage area and customer WCs. Barn outbuilding to rear.

First floor: 1 x ensuite bedroom with 2 x unused rooms to rear.

Second floor: 2 x en-suite bedrooms.

The following are approximate Gross Internal Area measurements (FT2):

Building	Basement	Ground	First	Second	Outbuilding	Total
No.7		1,001	1,001	560	926	3,488
No.8	624	1,238	893	398	237	3,390
Total						6,878



THE BUSINESS

The business is privately owned and operated remotely by our clients and has built a solid reputation as one of Marlborough's best boutique hotel venues. Business is derived from a wide range of domestic and overseas visitors as well as from Marlborough College. Room occupancy rates are around 75%. There is scope to develop the wedding and events business with implementation of the planning works.

The ground floor restaurant is operated on reduced days and is also used as a development kitchen for our client's business, Bite Me Burger.

For more information please visit the business website www.thekingsbury.co.uk.

PLANNING & CONSERVATION

The properties benefit from planning permission as follows

18/01873/FUL

7 Kingsbury Street - Erection of single storey extension and alterations to refurbished barn to form dining room and formation of 4 no. letting rooms to first and second floors.

8 Kingsbury Street - Change of use from Use Class C3 dwelling houses to Use Class C1 guest house. Demolition of rear extension and erection of single storey extension to restaurant comprising ancillary kitchen, staff, office, storage and WCs.

We understand the property is not individually listed but is part of a wider Grade II listed area of Marlborough and is located in a Conservation Area.

SERVICES

We understand all mains services are connected.

EPC

No7 - The Energy Performance Certificate is C-66.

No8 - The Energy Performance Certificate is C-62.

PREMISES LICENCE

The property has a premises licence permitting various activities including the sale of alcohol Monday to Saturday 10:00 - 23:00 and Sunday 12:00 - 22:30.



7 & 8 KINGSBURY STREET MARLBOROUGH, WILTSHIRE, SN8 1HU

FIXTURES & FITTINGS

All fixtures and fittings owned outright will be transferred on completion, certain personal items may be retained by the vendor.

RATEABLE VALUE

The Rateable Values for the properties are as follows - £19,250 (No.7) and £9,700 (No.8). Please check www.voa.gov.uk for up to date information on Small Business Rates Relief.

TENURE

Freehold. The properties are held on two titles WT163093 (No.8) and WT173655 (No.7). These can be sold together with a guide price of £1.7m or individually for £875,000. We understand that VAT is not applicable.

VIEWINGS

The business is currently trading and staff are not aware of any potential sale. Please do not approach the staff or business directly. We recommend a discreet customer visit in the first instance (check the website for latest opening times). Formal viewings can be arranged by appointment with the joint sole selling agents Savills or Hamptons.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



7 & 8 KINGSBURY STREET MARLBOROUGH, WILTSHIRE, SN8 1HU

FLOOR PLANS

Below are the existing floor plans for No7 and No.8 Kingsbury Street only. Other floor plans are available online and on request. Not to scale.

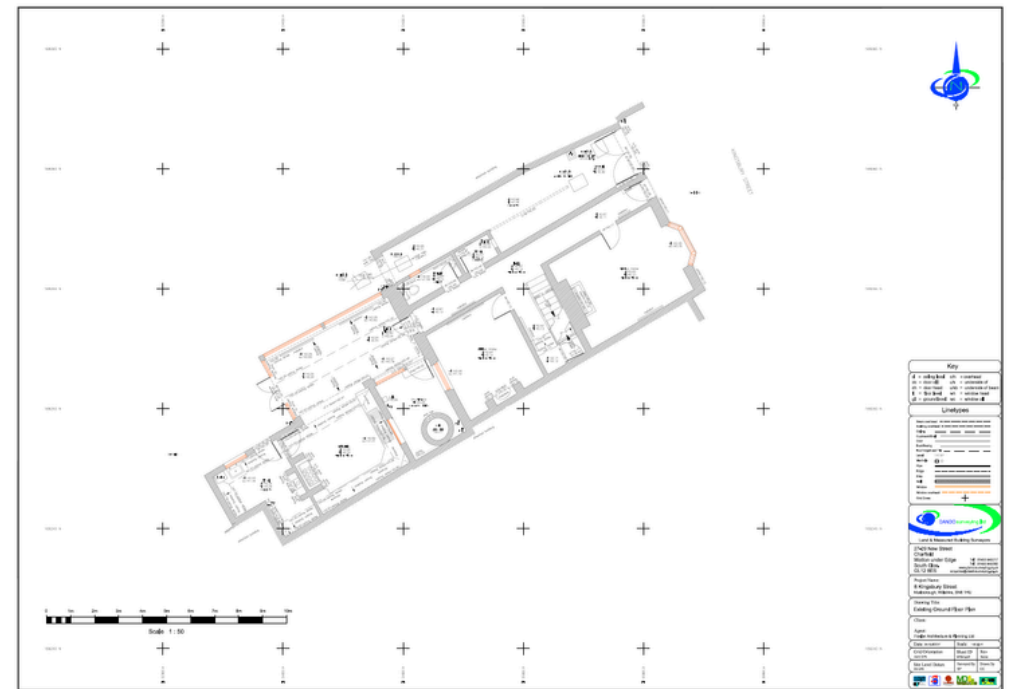
No.7

Below are examples of the existing floor plans (not to scale).



No.8

Below are examples of the existing floor plans (not to scale).



CHRIS BICKLE

Tel: 02380 713943

cbickle@savills.com

Savills Commercial (Southampton)

DEBORAH GIACOBBI

Tel: 01635 277705

deborah.giacobbi@savills.com

Savills Residential (Newbury)

