



BROCKHURST

PROPERTY ◆ MANAGEMENT

TO LET

SELF CONTAINED LOCK UP SHOP

176.5 SQ FT (16.40 SQ M)

UNIT 4 OLD HUGHENDEN YARD,
HIGH STREET, MARLBOROUGH,
WILTSHIRE, SN8 1LT

LOCATION

Marlborough is a historic market town in Wiltshire lying 8 miles to the West of Hungerford and 19 miles to the West of Newbury with Swindon 11 miles to the North. There are excellent communications with the A4 providing fast access to the M4 at junction 15 at Swindon.

The property is located at the North end of Old Hughenden Yard opposite the entrance to New Hughenden Yard. Hughenden Yard is situated on the North side of the High Street in the centre of the primary retail area.

DESCRIPTION

Unit 4 is a ground floor lock up shop with a prominent display window to the Old Hughenden Yard which links to the High Street.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th edition) the floor areas for the premises have been measured on a net internal area basis and are calculated as follows;

Ground Floor	176.5 sq ft	(16.40 sq m)
--------------	-------------	--------------

SERVICES

We are advised that the building has mains water and electricity connected. However, we have not yet verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

TERMS

The property is available on a new effective full repairing and insuring lease at a rental of £6600 per annum exclusive.

RATES

The Valuation Office website describes the property as 'Shop and Premises' with a rateable value of £6,600. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority - Wiltshire Council.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.: 9090-3967-0303-2850-3004
D (76-100) = 94.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Contact: Stephen Brickell
Tel: 01225 690041
Email: sb@brockhurstpm.co.uk

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Brockhurst Property Management or TLC Property Ltd has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk
Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of the agents and accordingly we recommend you obtain advice from a specialist source.